

ALSO, all that lot of land with the buildings and improvements thereon, situate on the Southwest side of Lancaster Lane, and on the Southeast side of Chesterfield Road, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 281 on plat of Section 3, Belle Meade Subdivision, made by Piedmont Engineering Service, March 28, 1956, recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 187, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Chesterfield Road, at joint corner of Lots 280 and 281, and runs thence along the line of Lot 280, S. 57-52 E. 112 feet to an iron pin; thence with the line of Lot 281A, N. 36-07 E. 102 feet to an iron pin on the Southwest side of Lancaster Lane; thence along Lancaster Lane, N. 51-32 W. 95 feet to an iron pin; thence with the curve of Lancaster Lane and Chesterfield Road (the chord being S. 80-17 W. 33.4 feet) to an iron pin on the Southeast side of Chesterfield Road; thence along Chesterfield Road, S. 32-08 W. 90 feet to the beginning corner.

ALSO, all that lot of land with the buildings and improvements thereon, situate on the East side of Rockingham Road and on the North side of Barksdale Road, in the City of Greenville, in Greenville County, S. C. being shown as Lot No. 50 on plat of Barksdale Subdivision, made by Dalton & Neves, Engineers, December 1959, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, pages 118 and 119, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Rockingham Road, at joint corner of Lots 49 and 50, and runs thence along the line of Lot 49, S. 80-13 E. 265 feet to an iron pin; thence with the line of Lot 51, S. 8-27 W. 163.8 feet to an iron pin on the North side of Barksdale Road; thence with Barksdale Road, N. 89-35 W. 228.8 feet to an iron pin; thence with the curve of Barksdale Road and Rockingham Road (the chord being N. 47-08 W. 36.8 feet) to an iron pin on the East side of Rockingham Road; thence with Rockingham Road, N. 1-49 E. 71.2 feet to an iron pin; thence still with Rockingham Road, N. 8-42 E. 110.8 feet to the beginning corner.

This mortgage and the note secured thereby are executed by the undersigned officers of Huguenin & Douglas, Inc. pursuant to the power and authority vested in them by resolution adopted by the Board of Directors of Huguenin & Douglas, Inc. at a meeting duly called and held for that purpose on February 1, 1961.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said GENERAL MORTGAGE CO., its successors and Assigns. And it do hereby bind itself, its successors & assigns Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said GENERAL MORTGAGE CO. its successors and Assigns, from and against itself, its successors and assigns Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.