

S. 8-27 E. 70 feet to the beginning corner; being a portion of the property conveyed to the Greenville Land Co., Inc. by Edward G. Ballard, et al. by deed dated November 9, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 638, at page 533.

This mortgage is junior in rank to the lien of a mortgage given by us on this date to the Fidelity Federal Savings and Loan Association of Greenville, S. C., in the amount of \$14,000.00.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging 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 all 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, connectives, 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 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 mortgagee(s) its heirs, successors, and assigns. And we do hereby bind ourselves, our heirs, successors, executors, and administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and assigns, from and against the mortgagee(s), their heirs, successors, executors, administrators, and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.