

thence along the center of branch, (the traverse line being N. 59-40 E., 873.5 feet) to a point in center of said branch; thence leaving the branch, and still running with the Johnson line, N. 87-03 E., 825 feet to a point in the center of Fork Shoals Road; thence along the center of Fork Shoals Road, the following courses and distances: S. 23-04 E., 79.9 feet; S. 20-21 E., 100 feet; S. 17-41 E., 100 feet; S. 15-59 E., 100 feet; S. 12-50 E., 100 feet; S. 11-16 E., 250 feet; and S. 10-25 E., 1500 feet to the beginning corner, and contains 193.2 acres, according to the plat referred to above.

This is the same property conveyed to me by deed of Lloyd H. Childers as Trustee, of even date herewith, and this mortgage is given to secure the balance of the purchase price of the above property.

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 mortgagee: his ~~XXX~~ successors and Assigns. And I do hereby bind me, my Heirs, Successors Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee's his ~~XXXX~~ successors and Assigns, from and against the mortgagor(s), his Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.