

C. P. Moody, dated April 22, 1960, recorded in said R. M. C. Office in Deed Book 649, Page 24.

ALSO: the following personal property and equipment located on the property above described and used in connection with the business operation thereon.

1. One 1959 Chevrolet Stake Body Truck, Model No. 3809, Serial No. 3C59A127001, Title No. 1433591B.
2. One 1963 Chevrolet Truck, Model No. C5309, Identification No. 3C539A114397, Title No. 2021339A.

ALSO:

1. One Geo. H. Ohl & Co. 10' Squaring Power Shear.
2. One Muretran Heliarc Welder, Model M1-30TRA, Serial No. Y-1562.
3. One Lincoln Portable Welder, Model SA 200 DC, Serial No. A419899.

The mortgagor herein covenants and agrees that until the indebtedness secured by this mortgage is paid in full, it will retain its surplus funds belonging to the corporation at the level or higher than is shown by the financial statement prepared for the mortgagor by Elliott-Davis Company, Inc., March 31, 1963, a copy of which was furnished to the mortgagee herein with its application for this loan.

The mortgagor herein assigns and transfers to the mortgagee herein as additional security for the payment of the note secured by this mortgage all its interests as beneficiary in and to the policy of insurance issued by Equity Life and Anquity Company on May 11, 1962, on the life of John E. Mickler, Policy No. B & P 107, in the amount of \$30,000.00 and agrees that it will pay or cause to be paid all premiums on said policy as they become due and will keep such policy in effect and assigned to the mortgagee herein as additional security for the payment of indebtedness secured hereby until all of such indebtedness has been paid.

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, stoves, engines and machinery, boilers, ranges, elevators and motors, bath-tubs, sinks, water closets, lavins, pipes, faucets, and other plumbing and heating fixtures, mirrors, mantels, decorating plant and ice-boxes, cooking apparatus and appurtenances, and all other goods and personal property, as well as furnished by a landlord in letting or operating an unimproved 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(s) its heirs, successors and Assigns. And it ~~xx~~ hereby binds itself, its ~~xx~~ Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) its ~~xx~~ successors and Assigns, from and against the mortgagor(s), its Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.