

BEGINNING at an iron pin on the South side of Beverly Road at the joint front corner of Lots 22 and 23, and runs thence along the line of Lot 23, S. 23-50 W., 921.8 feet to an iron pin; thence N. 45-42 W., 286.9 feet to an iron pin; thence with the line of Lot 21, N. 24-48 E., 973 feet to an iron pin in Beverly Road; thence along Beverly Road S. 54-02 E., 67.5 feet to an iron pin; thence still along Beverly Road S. 28-45 E., 152.3 feet to the beginning corner.

THIS is the same property conveyed to us by deed of R. G. McKee of even date herewith and this mortgage is given to secure the balance of this purchase price.

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THE mortgagee herein agrees that amount of principal balance remaining due on the lots secured by this mortgage has been reduced to \$4,000.00; that he will, at the request of the mortgagee release from the lien of this mortgage without further charge that portion of the above described lot containing one (1) acre fronting 210 feet along the South side of Beverly Road and running back to a depth of 210 feet adjoining Lot 23 on the plat referred to above.

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(s) **his** 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) **his** heirs, successors and Assigns, from and against the mortgagor(s), **their** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.