

BEGINNING at an iron pin on the West side of Chick Springs Road in the front line of Lot 31, said pin being located N. 22 E., 45.8 feet from the joint front corner of Lots 30 and 31 and runs thence N. 81-34 W., 119 feet, more or less, passing an iron pin to a point in the center of Richland Creek; thence along the center of Richland Creek in a Southerly direction 100 feet, more or less, to corner of property now or formerly of James T. Wade; thence along said Wade Property, S. 61-25 E., 117.7 feet to an iron pin on the West side of Chick Springs

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Road; thence along the West edge of Chick Springs Road, N. 35-25 E., 57.1 feet to an iron pin; thence still along the West edge of Chick Springs Road, N. 22-00 E., 80.8 feet to the beginning corner.

THIS is the same property conveyed to us by deed of Glynn A. Lindsey of even date herewith and this mortgage is given to secure a portion of the purchase price and is junior in rank to the lien of that mortgage given by James M. Adcock to Liberty Life Insurance Company on October 1, 1956, in the original amount of \$15,000, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 692, Page 463, on which there remains unpaid a principal balance of \$11,791.76.

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.