

BEGINNING at an iron pin on Wade Hampton Boulevard at the joint front corner of the property of L. C. Pearson and that conveyed, and running thence S. 30-26 E., 250.9 feet to an iron pin; thence S. 60-21 W., 22.5 feet to an iron pin; thence S. 26-07 E. 191.0 feet to an iron fence post on Shady Drive; thence S. 74-21 W. 227 feet to an iron pin; thence along line of the property of Donald L. Bishop and that conveyed, N. 23-30 W. 412.8 feet to an iron pin on Wade Hampton Boulevard; thence along said Boulevard, N. 67-0 E., 208.3 feet to the point of beginning.

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This mortgage is junior in rank to the lien of a mortgage given by William B. Ducker to Greer Federal Savings & Loan Association, Greer, South Carolina, in the original amount of \$15,000.00, which mortgage is recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 984 at Page 311, dated January 22, 1965.

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 ~~and~~ his heirs, ~~and~~ Assigns. And I do hereby bind myself, my Heirs, ~~and~~ Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee ~~and~~ heirs, ~~and~~ Assigns, from and against the mortgagor ~~and~~ his Heirs, ~~and~~ Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.