

BEGINNING at a point on the Sathern side of Pendleton Street 214.2 feet west from the Northwestern corner of property, now or formerly known as the American Bank and Trust Company property, and running thence along the Southern side of Pendleton Street S. 69-00 W. 74 feet to an iron pin; thence S. 23-15 E. 68 feet to an iron pin; thence N. 69-00 E. 72 feet to an iron pin; thence S. 22-00 E. 68 feet to the point of beginning.

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This being the same property conveyed to the mortgagor herein by deed of even date with this instrument executed by Marion M. Hewell and The South Carolina National Bank of Charleston, Greenville Branch, as co-trustees under the Will of Charles H. Yates, deceased, said Will being filed with the Greenville County Probate Court in Apartment 512, File 1.

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 Southern Bank & Trust Company, its successors and Assigns. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The Southern Bank & Trust Company its successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.