

(the chord being N. 69-15 E., 100 feet) to a point; thence still with the center of said highway following the curve thereof (the chord being N. 82-0 E., 100 feet); thence still along the center of said highway, S. 86-0 E., 210 feet to an iron pin; thence along center of said highway, S. 89 E., 297 feet to the beginning corner and contains according to said plat, 235.55 acres.

The mortgagor herein may cut, remove and sell any merchantable timber on the above property, provided the entire proceeds received by the mortgagor therefor shall be paid over to the mortgagee herein, its successors and assigns, to be applied to the payment of principal remaining unpaid on the note secured by this mortgage and any such funds received by the mortgagor herein from such sale are hereby impressed with a trust in favor of the holder of this mortgage.

The mortgagee herein agrees that any funds paid to it before one year from the date hereof by the mortgagor representing proceeds of sale of timber as provided for in the preceding paragraph will be applied by it toward the principal payment of \$10,000.00, which is due on the note secured by this mortgage one year from the date.

This is the same property conveyed to me by deed of The Peoples National Bank of Greenville, Greenville, S. C., as Trustee under the will of Louise C. Gower, and this mortgage is given to secure the balance of the purchase price of the above property.

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