

BEGINNING at an iron pin on the east side of Selwyn Drive at the joint front corner of Lots 25 and 26 and runs thence along the line of Lot 25 N. 84-16 E 217 feet to an iron pin; thence N. 2-03 E 90.85 feet to an iron pin; thence along the line of Lot 27 S. 84-16 W 229.3 feet to an iron pin on the east side of Selwyn Drive; thence along Selwyn Drive S 5-44 E 90 feet to the beginning corner.

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This is the same property conveyed to us by deed of Thomas Earl Barton to be recorded herewith and this mortgage is given to secure a portion of the purchase price of the above property, and this mortgage is junior in rank to the lien of that mortgage given by Thomas Earl Barton to Fidelity Federal Savings and Loan Association of Greenville, S.C., in the original amount of \$17,000.00 dated October 16, 1961, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 871, page 526, on which there remains unpaid a principal balance of \$15,582.61.

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) 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.