

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of Thornwood Drive, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 65 on plat No. 2 of Thornwood Acres, made by J. Mac Richardson, Surveyor, April, 1959, recorded in the RMC Office for Greenville County, S.C., in Plat Book MM, page 105, said lot fronting 80 feet along the Southwest side of Thornwood Drive, running back to a depth of 160 feet on the Southeast side, to a depth of 160 feet on the Northwest side, and being 80 feet across the rear.

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This is the same property conveyed to me by deed of O. Doyle Dyer and Marie L. Dyer to be recorded herewith, and this mortgage is given to secure a portion of the purchase price of the above property, and is junior in rank to the mortgage given by O. Doyle Dyer and Marie L. Dyer to Canal Insurance in the amount of \$13,950.00, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 855, Page 549.

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) **their** heirs, 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) **their** heirs, 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.