

ALL of that tract of land in the County of Greenville, State of South Carolina, in Grove Township on the western side of Fork Shoals Road and having, according to a plat entitled "Lamar Kennedy" 49.53 acres, more or less, as shown in Plat Book MM at page 21, the following metes and bounds, to-wit:

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BEGINNING at an iron pin in the center of Fork Shoals Road at the corner of property of Lamar Kennedy and running thence along the center of said road the following courses and distances, to-wit: N 28-24 W 100 feet to ironpin; N 31-29 W 100 feet to an iron pin; N 32-31 W 840 feet to an iron pin; N 33-00 W 99 feet to an iron pin; thence along the property of Harris S 61-35 W 1977.5 feet to an iron pin; thence S 24.23 E 811.9 feet to an iron pin; thence S 85-41 E 489.4 feet to a stone on a branch; thence along said branch as the line, the traverses of which is N 59-40 E 873.5 feet to an iron pin in the line of Lamar Kennedy; thence N 67-03 E 825 feet to the point of beginning.

This is the same property conveyed to me by deed of R. A. Johnson of even date herewith and this mortgage is given to secure the credit portion of the price.

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 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) 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.