

BEGINNING at an iron pin on the west side of East Dorchester Boulevard at the joint front corner of Lots 74 and 75 and runs thence along the line of Lot 74 S 72-55 W 139.1 feet to an iron pin; thence N 23-53 W 85 feet to an iron pin; thence with the line of Lot 76 N 63-34 E 143.2 feet to an iron pin on the west side of East Dorchester Boulevard; thence with the curve of East Dorchester Boulevard (the chord being S 21-23 E 108 feet) to the beginning corner.

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This mortgage is junior in rank to the lien of that mortgage given by Robert C. Pearson to Central Realty Corporation on February 22, 1964, in the original amount of \$14,500.00, recorded in the RMC Office for Greenville County, S.C., in MortgageBook 950, page 33.

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) heirs, successors and Assigns. And do hereby bind 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), Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.