

This is the same property conveyed to H. C. Nichols and Mabel M. Nichols by deed of E. M. Bishop, dated August 26, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 632 at page 513.

This mortgage is junior in rank to that mortgage given by H. C. Nichols and Mabel M. Nichols to E. M. Bishop in the original amount of \$3,900.00, dated August 26, 1959 and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 801 at page 43, the present balance of said mortgage being \$1,762.34.

ALSO:

ALL those pieces, parcels or lots of land with all improvements thereon on the east side of Augusta Road, near the City of Greenville, County of Greenville, State of South Carolina, shown as Lots Nos. 67, 68, 69, and 70 on a Plat of Country Club Estates, recorded in the RMC Office for Greenville County in Plat Book G at page 190 and 191 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern corner of Augusta Road and Douglas Drive and running thence with Douglas Drive N. 66-38 E. 150.8 feet to an iron pin, corner of Lot No. 66; and running thence with rear of Lots 67, 68, 69 and 70 and with line of Lot No. 66, S. 29-13 E. 194.7 feet to an iron pin, the joint rear corner of Lots Nos. 70 and 71; thence with the common boundary lines of said Lots N. 60-47 E. 150 feet to an iron pin on Augusta Road; thence with Augusta Road, S. 29-13 E. 210 feet to the point of beginning.

Lot No. 67 is the same lot of land conveyed to H. C. Nichols by deed of Marguerite E. Ashmore, dated April 23, 1941 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 234 at page 147. Lots 68 and 69 are the same lots conveyed to Henry C. Nichols and Mabel M. Nichols by deed of Mary G. Traxler, dated July 17, 1944, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 265 at page 353. Lot No. 70 is the same lot of land conveyed to Henry C. Nichols and Mabel M. Nichols by deed of Nona H. Squires, dated April 18, 1945 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 275 at page 5.

This mortgage is junior in rank to the lien of that mortgage given by Henry C. Nichols and Mabel M. Nichols to Fidelity Federal Savings and Loan Association in the original amount of \$35,000.00, dated November 9, 1964 and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 978 at page 48, the present balance on said mortgage being \$32,287.33.

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