

BEGINNING at a stake on the Northeast side of Hillhouse Street at joint front corner of Lots #20 and #21, said stake being 238 feet Northwest of the Northwest corner of the intersection of Hillhouse Street with Smythe Street, thence N. 35-45 E. 120 feet to a stake at joint rear corner of Lots #20, #21, #22 and #23; thence S. 54-15 E. 60 feet along the rear boundary of Lot #22 to a stake at joint rear corner of Lots #2, #3, #21 and #22; thence S. 35-45 W. 120 feet to an iron pin at joint corner of Lots #4 and #21 on the Northeast side of Hillhouse Street; thence N. 54-15 W. 60 feet along said Street to a stake at joint front corner of Lots #20, and #21, the point of beginning.

This is the same property conveyed to me by James W. Pearson of even date to be recorded herewith in the RMC Office for Greenville County, South Carolina and this mortgage is given to secure the balance of the purchase 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 and 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), **Her** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.