

of Clear Springs Road, the following courses and distances: S. 49-46 W. 300 feet; S. 48-14 W. 200 feet; S. 46-29 W. 100 feet; S. 42-09 W. 100 feet; S. 39-21 W. 100 feet; S. 38-56 W. 300 feet; S. 37-06 W. 100 feet; S. 34-16 W. 100 feet; S. 32-01 W. 300 feet; S. 31-17 W. 100 feet and S. 31-09 W. 723.4 feet to a point in the center of East Georgia Road; thence along the center of said East Georgia Road, the following courses and distances: N. 88-39 E. 450 feet; S. 87-41 E. 150 feet; S. 83-39 E. 150 feet; S. 79-33 E. 100 feet; S. 77-33 E. 100 feet; S. 75-56 E. 860 feet; S. 78-57 E. 100 feet; S. 86-21 E. 100 feet; N. 84-46 E. 210.9 feet and N. 82-29 E. 500 feet to a point in the center of Scuffletown Road, the beginning corner, and containing 68.92 acres according to said plat.

This is the same property conveyed to us by deed of Hugh B. Cooper of even date to be recorded herewith, and this mortgage is given to secure the balance of the purchase price of the above described property.

State of South Carolina
County of Greenville

For value received, I hereby assign, transfer and set over unto H. Hoke Smith the within mortgage and the note secured thereby, with full recourse on me and I represent that there is due thereon \$21,086.00, with interest thereon from May 22, 1968.

Witness my hand and seal this 5th day of June, 1968.

Wit.

Patrick C. Faust Jr.

Patrick C. Faust

Hugh B. Cooper.

Assignment recorded June 5, 1968 at 11:45 AM # 31572

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 **we** do hereby bind **ourselves and our** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **his** heirs, successors and Assigns, from and against the mortgagor(s), **their** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.