

River to a point in or near the center of River Falls Road; thence with the center of River Falls Road the following courses and distances: N. 11-15 W. 298 feet to a point, N. 20-00 W. 130.5 feet to a point, N. 4-10 W. 79 feet to a point, and N. 6-30 E. 562 feet to a point, the beginning corner; Less, however, all of that piece, parcel or tract of land, containing one (1) acre, more or less, previously conveyed by Sedic D. Drake to Mrs. Kathryn Cleveland Cunningham, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 697, Page 539.

THIS property being the same conveyed to the Mortgagors herein by deed of the Mortgagee of even date herewith and to be recorded herewith in the R.M.C. Office for Greenville County.

THE Mortgagors herein are given the right to anticipate all or any part of the amount due on the within mortgage at anytime prior to maturity without penalty.

This mortgage is given to secure the balance of the purchase price of the above described property, and is junior in rank to the lien of that mortgage given by Sedic D. Drake to Travelers Rest Federal Savings & Loan Association dated June 21, 1963, in the original amount of \$5,900.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 926, Page 168.

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 unfinished 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.