

ALSO all that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being at the southeast corner of Augusta Street and Bradshaw Street: (formerly University Ridge and Elkins Street), and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of Augusta Street and Bradshaw Street, and running thence with the south side of Bradshaw Street in an easterly direction 101 feet, more or less, to an iron pin at corner of lot now or formerly of J. S. Machen; thence with his line, south 99.5 feet, more or less, to an iron pin at lot now or formerly of W. E. Rush and L. A. James; thence with said line, west 100 feet, more or less, to an iron pin on the east side of Augusta Street; thence with the east side of Augusta Street, north 114 feet, more or less, to the beginning corner.

This is the same property conveyed to H. Fred Kelley by deed of B. Jack Foster, dated June 17, 1960, recorded in the RMC Office for Greenville, S. C. in Deed Book 653, Page 15. Subsequently, H. Fred Kelley (Homer Frederick Kelley) died testate and by his will, which is on file in the Probate Court in Apt. 847, File 21, he devised this property to his wife, Winifred Dillard Kelley.

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, water, 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: ~~ITS~~ ~~HEIR~~ successors and Assigns. And I do hereby bind my Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee: ~~ITS~~ ~~HEIR~~ successors and Assigns, from and against the mortgagor(s), my Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.