

S. 25-53 E. 249.9 feet to a point; thence S. 15-50 E. 177.3 feet to a point on the northern edge of College Street; thence along the northern edge of College Street, N. 63-57 E. 216.7 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, on the northern side of College Street, containing .31 acres, more or less; and having, according to a plat of "Property of Holy Cross Episcopal Church of Simpsonville," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 44 at Page 133 the following metes and bounds, to-wit:

BEGINNING at the joint front corner of the property herein conveyed and Baldwin property, on the northern edge of College Street, and running thence N. 24-18 W. 424.3 feet to a point; thence S. 64-05 W. 30 feet to a point; thence S. 24-18 E. 231.1 feet to a point; thence S. 22-28 E. 93.3 feet to a point; thence S. 64-11 W. 5.5 feet to a point; thence S. 25-14 E. 100 feet to a point on the northern edge of College Street; thence along the northern edge of College Street, N. 63-55 E. 36.9 feet to the beginning corner. This property is subject to the right of way and easement for the purpose of ingress and egress as set out in a deed from Sara H. Mallady et al to C. Manly Baldwin et al, dated October 31, 1969, and recorded in said RMC Office in Deed Book 879 at Page 347.

ALSO: All the easements, rights and interests pertaining to sewer and sewer line installation as set out in a deed from Watson Hunter et al to Isham R. Russ, dated April 10, 1970, and recorded in said RMC Office in Deed Book 896 at Page 607.

The amount due on this mortgage or any part thereof may be paid before maturity without penalty.

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) ~~their~~ heirs, successors and Assigns. And it does ~~not~~ hereby bind itself, its ~~XXXX~~ successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) ~~their~~ heirs, successors and Assigns, from and against the mortgagor(s), its ~~XXXX~~ successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.