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ALSO all that lot of land with the buildings and improvements thereon situate on S. C. Highway 20 as shown on plat made by W. J. Riddle, February 19, 1935, and described as follows:

BEGINNING at an iron pin on S. C. Highway 20 at the corner of property now or formerly of Paul C. Hunter and runs thence along said Paul C. Hunter line N. 78 W. 772 feet, more or less, to an iron pin on the right of way of Greenville and Columbia Railroad Company; thence N. 12-10 E. 103 feet to an iron pin; thence S. 84 E. 803 feet to a point in the center of S. C. Highway 20; thence along the center of said highway S. 0-15 W. 127 feet to the beginning corner.

The Mortgagee herein agrees to release any portion of the above property not in excess of 3 acres upon payment to the Mortgagee by the Mortgagor of \$3,000.00 per acre for that portion of the property released from the lien of this mortgage.

This release provision relates to the rear portion of the unimproved property.

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) her heirs, 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(s) her heirs, 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.