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This is the same property conveyed to the Mortgagor by deed of Peoples National Bank of Greenville, S.C. as Trustee, et al of even date to be recorded herewith.

✓ This mortgage is given to secure the balance of the purchase price. It is understood that the Mortgagor may remove the building from the property prior to the payment of this mortgage 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, bathtubs, 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 mortgagees their heirs, successors and assigns. And it does hereby bind its successors, executors and administrators to warrant and forever defend all and singular the said premises unto the said mortgagees their heirs, successors and assigns, from and against the mortgagors, its successors, executors, administrators and assigns, and every person whosoever lawfully claiming or to claim the same or any part thereof.