

This conveyance is made subject to an easement for access to its property from Pendleton Street over the northeastern corner of the above described property granted by J. Roy Corbett to Greenville Petroleum Company by instrument dated September 14, 1953 and recorded in the R.M.C. Office for Greenville County in Deed Book 488 at page 535.

Together with all the mortgagor's right, title and interest in and to any and all easements for access from the above described property to Calhoun Street, including the mortgagor's right, title and interest in a 10-foot easement granted to J. Roy Corbett by Greenville Petroleum Company by instrument dated November 13, 1953 and recorded in the R.M.C. Office for Greenville County in Deed Book 488 at page 538.

This mortgage is given to secure a portion of the purchase price of the above described premises.

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...William C. Breazeale,.....
...his Heirs.....~~XXXXXXXXXX~~ and Assigns. And.....I.....do hereby bind...myself,.....
...my.....Heirs, Executors and Administrators to warrant and forever defend all and singular
the said Premises unto the said...William C. Breazeale, his Heirs.....~~XXXXXXXXXX~~ and
Assigns, from and against.....myself and my.....Heirs, Executors,
Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.