

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, on the north side of Spur Drive and the west side of Colony Road and being known and designated as Lot 47 as shown on final plat of Points North, made by R. B. Bruce, Surveyor, November 22, 1972, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-X, Page 16 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Spur Drive at the joint corner of Lots 47 and 48 and runs thence along the line of Lot 48 N. 12-0 E. 160 feet to an iron pin; thence S. 78-0 E. 85 feet to an iron pin at the intersection of a county road and Colony Road; thence with the intersection of said roads S. 29-35 E. 33.2 feet to an iron pin on the west side of Colony Road; thence along Colony Road S. 18-50 W. 111.1 feet to an iron pin at the intersection of Colony Road and Spu Drive; thence with the intersection of said road and drive S. 60-24 W. 37.5 feet to an iron pin on the north side of Spur Drive; thence along Spur Drive N. 78-0 W. 65.8 feet to the beginning corner.

It is understood that this lot will be released by the Mortgagee upon payment of \$4,000.00.

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) ~~its~~ ~~my~~ 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) ~~its~~ ~~my~~ 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.