

the property; and including those certain restrictions and obligations including but not limited to the payment of such fees as are set out therein, which restrictions and obligations are of record in the R.M.C. Office for Greenville County in Deed Book 1088 at page 376.

This being a portion of the same property conveyed to the Grantor herein by deed of Lawrence E. McNair dated September 21, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1088 at page 374. And, being a portion of the property conveyed to the grantor, William R. Fairbanks, by Quit-Claim deed of Lemman A. Mosley, Jr., dated September 25, 1979, and recorded in the R.M.C. Office for Greenville County in Book 1088 at page 566.

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) heirs, successors and assigns. And do hereby bind Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) heirs, successors and Assigns, from and against the mortgagor(s), Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.