

This is the identical property conveyed to the Mortgagor herein by deed of the Mortgagee herein, dated June 1, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1149 at page 222 on June 3, 1981.

This mortgage is junior in lien to that certain mortgage assumed by the Mortgagor herein from the Mortgagee herein, given to American Federal Savings & Loan Association, dated February 23, 1977, in the original principal amount of \$67,500.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1390 at page 121.

19 11 81

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 M. P. Niven  
his heirs ~~and Assigns~~ 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 M. P. Niven, his heirs ~~and Assigns~~ and  
Assigns, from and against me and my ~~Heirs, Executors,~~  
Administrators and Assigns. and every person whomsoever lawfully claiming or to claim the same or any part thereof.

4328 RV-2