

BEGINNING at an iron pin on the south side of Rosemary Lane at joint front corner of Lots 12 and 13, and runs thence along the line of Lot 12, S 20-45 W 148.1 feet to a point in the center of branch; thence along center of said branch (the traverse line being S 57-42 E 91.1 feet) to an iron pin; thence continuing with the center of branch (the traverse line being S 39-28 E 89.8 feet) to an iron pin; thence N 11-45 E, to and with the line of Lot 14, 222.3 feet to an iron pin on the south side of Rosemary Lane; thence along Rosemary Lane, N 73-43 W 100 feet to an iron pin; thence still along Rosemary Lane, N 69-15 W 28.9 feet to the beginning corner.

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This mortgage is junior in rank to the lien of that mortgage given by Walter W. Senne and Donnell H. Senne to Aiken Loan and Security Company in the original amount of \$20,000.00, dated March 17, 1961, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 852, page 866.

This is the same property conveyed to me by deed of Walter W. Senne and Donnell H. Senne, dated March 12, 1963, recorded in the RMC Office for Greenville County, S.C., in Deed Book 718, page 413.

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) **his** heirs, successors and Assigns. And **I** do hereby bind **myself, my** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **his** heirs, 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.