

said wall N. 70-55 W. 5 feet to a pin at the line of the property described above; thence with the line of said property N. 17-42 E. 54.43 feet to a pin on the southern side of East Court Street; thence with the southern side of East Court Street S. 71-39 E. 5 feet to the beginning corner.

ALSO, all that lot of land in the City of Greenville, County of Greenville, State of South Carolina on South Main Street and lying near East Court Street and shown on a plat entitled "Property of Hudson Studios, Inc.," made by Dalton & Neves, Engineers, March, 1968, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the line of South Main Street at East Court Street and running thence with South Main Street N. 19-45 E. 42 feet 5 inches to an iron pin; thence S. 70-15 E. 101 feet 10 inches to an iron pin; thence S. 19-45 W. 42 feet 5 inches to an iron pin; thence N. 70-15 W. 101 feet 10 inches to the beginning corner.

The estate conveyed in the above property is a leasehold interest, the term of which expires on March 31, 2023; said lease being more fully set out in Volume 33 of the statutes of South Carolina, page 688, as restricted by Court decrees contained in Judgment Roll E1597 in the Office of the Clerk of Court for Greenville County.

This is a purchase money mortgage to the extent of \$215,000.00.

The attached two and one-half typewritten pages shall constitute a portion of this mortgage.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.