

Lot No. 77, N. 57-26 E. 70 feet to a point at the joint rear corner of Lots Nos. 76 and 77 and in the line of property now or formerly of W. H. Merritt; thence with the line of property now or formerly of W. H. Merritt, N. 26-29 W. 79.6 feet to an iron pin in the rear property line of Lot No. 72; thence continuing with the line of the said Merritt property, S. 78-30 E. 80.5 feet to a point at the joint rear corner of Lots Nos. 69 and 70; thence with the line of Lot No. 69, N. 11 E. 120.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of the even date from the mortgagee herein to be recorded herewith.

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 Furman University, as Trustee, its successors and Assigns. And I do hereby bind myself and my Furman University, as Trustee Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Furman University, as Trustee its successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.