

the line of property now or formerly of Central Realty Corp., N. 19-19 E. 1042.3 feet to an iron pin at or near Gilbert Branch; thence with Gilbert Branch as the line, having a traverse line as follows: N. 26-55 E. 106.8 feet to an iron pin, thence N. 19-0 E. 121.8 feet to an iron pin, thence N. 39-33 E. 127.8 feet to an iron pin, thence N. 29-0 E. 156.5 feet to an iron pin, thence N. 51-25 E. 184 feet to an iron pin, thence N. 5-08 E. 97.8 feet to an iron pin, thence N. 13-40 E. 126 feet to an iron pin, thence N. 5-20 W. 174 feet to an iron pin, thence N. 7-10 E. 319.5 feet to an iron pin on the Southern bank of Brushy Creek; thence N. 61-56 E. 103.3 feet to an iron pin on the Southern bank of Brushy Creek; thence with the line of property now or formerly of Preston S. Marchant, S. 41-27 E. 1206.2 feet to an iron pin; thence with the line of property now or formerly of Griffin W. Cunningham S. 36-47 W. 421.6 feet to an iron pin; thence continuing with the line of the said Cunningham property S. 46-48 W. 363 feet to an iron pin; thence still continuing with the line of the said Cunningham property S. 23-40 E. 1052 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of John B. Brown and John H. Brown, dated November __, 1965, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is junior in lien to that certain mortgage given by John H. Brown and John B. Brown to Fidelity Federal Savings and Loan Association dated February 26, 1965, in the principal sum of \$6,400.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 987 at page 325.

The Mortgagees herein in accepting this mortgage agree:

1. To release from the lien of this mortgage without payment of any consideration for said release such portions of the mortgaged premises as the Mortgagor herein deems necessary for the construction of roads and for easements and right of ways for utilities; and
2. To release from the lien of this mortgage any and all other portions of the mortgaged premises on the basis of \$900.00 per acre of property released; all sums so paid for releases shall be applied in reduction of the principal indebtedness of this mortgage.

This mortgage is given to secure a portion of the purchase price of the premises hereinabove described.

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 John B. Brown and John H. Brown, their heirs and Assigns. And Poinsett/Lands, Inc. does itself, its Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said John B. Brown and John H. Brown, their heirs and Assigns, from and against itself, its ~~heirs~~ Executors, Administrators and Assigns. and every person whomsoever lawfully claiming or to-claim the same or any part thereof.