

BEGINNING at a point on the southwest side of Laurens Road 225 feet east of the Southeast corner of Laurens Road and U. S. Highway 291 and runs thence S 26-11 W 210 feet to an iron pin; thence S 55-35 E 100 feet to an iron pin; thence N 26-11 E 210 feet to an iron pin on the Southwest side of Laurens Road; thence along the southwest side of Laurens Road N 55-35 W 100 feet to the point of beginning.

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This is the same property conveyed to us by deeds of L. H. Van Riper. This mortgage shall be equal in priority to the lien of that mortgage given by Warren H. Van Riper and Roberta B. Van Riper to The Peoples National Bank of Greenville, S.C. for \$30,000.00 dated October 8, 1964, and recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 975, page 408.

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) ~~its~~ ~~heirs,~~ successors and Assigns. And WE do hereby bind ~~OURSELVES,~~ OUR Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) ITS heirs, successors and Assigns, from and against the mortgagor(s), OUR Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.