

and having the following courses and distances, to wit:

BEGINNING on a nail and stepper in the said Ballenger Road, joint corner of this lot and of lands of ourselves, and runs thence with the common-line of the two tracts, S. 35-45 E. 156 feet to an iron pin on the said line; thence N. 25-00 W. 139.8 feet to a point in the said road; thence with the said road, S. 89-45 W. 32 feet to the beginning corner, containing 2032 sq. ft. or 0.046 of one acre.

Being the same lot of land conveyed to us by Herman J. Bruce and Corrie J. Staton by Deed, dated October 6, 1951, and recorded in R.M.C. Office for Greenville County, Vol. 445, page 24.

TOGETHER WITH all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, its successors and assigns, forever.

And we do hereby bind ourselves and our Heirs, Executors, and Administrators to warrant and forever defend all and singular the said Premises unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, from and against us and our Heirs, Executors, Administrators and assigns, and every person whomsoever lawfully claiming the same, or any part thereof.

AND we do hereby agree to insure the house and buildings on said lot in a sum not less than Seventy-five hundred and no/100 - - - - - Dollars fire insurance, and not less than Seventy-five hundred and no/100 - - - - - Dollars windstorm insurance, in a Company or Companies acceptable to the Mortgagee, and to keep the same insured from loss or damage by fire and/or windstorm, and do hereby assign the policy or policies of insurance to the said Mortgagee, its successors and assigns, to the extent of its interest therein; and in the event we should at any time fail to insure said premises, or pay the premiums therein, then the said Mortgagee, its successors or assigns, may cause the said houses and buildings to be insured in the owner's name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest thereon.