

continuing along center of said railway track, S. 10-55 W 425 to a point in center of said railway track; thence S 85- W. 3.30 to a point in center of State Highway No. 29; thence along the center of said highway, N 23-15 E 25.27 to the beginning corner and containing 4.06 acres, more or less, said tract of land having said metes and bounds hereinabove given as is shown by plat of said tract of land made by J. Coke Smith, November 24, 1950, which plat is recorded in Plat Book T, page 286, in the R. M. C. office for said County.

J. L. Allen agrees to pay taxes for 1955.

Pearl Allen, Mary Sue A. Edwards, and Ruth A. Whiten, Heirs of W. M. Allen also grant to J. L. Allen the right to use water from well of the W. M. Allen home place, and grants the right of way for repairs to pump line or lines, this also applies to the heirs and assigns of J. L. Allen.

This is the same property conveyed to me by Pearl Allen, Mary Sue A. Edwards and Ruth A. Whiten, Heirs of W. M. Allen, by deed dated February 2, 1955, to be recorded in R. M. C. Office for Greenville County.

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 I do hereby bind myself and my 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 me and my Heirs, Executors, Administrators and assigns, and every person whomsoever lawfully claiming the same, or any part thereof.

AND I do hereby agree to insure the house and buildings on said lot in a sum not less than **Forty-eight Hundred & no/100** - - - - - Dollars fire insurance, and not less than **Forty-eight Hundred & 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 I 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.