

TRACT NO. II: BEGINNING at an iron pin just below one on the south side of the Buncombe Road at the corner of present school district lot, and thence running N. 81-00 E. 432.7 feet to an iron pin; thence N. 7-30 E. 121.6 feet to an iron pin on Baxter Howard's line; thence along same line, N. 85-09 W. 137.4 feet to corner of Double Springs School lot; thence along the old line of School lot, S. 6-45 E. 82.5 feet to the corner of said school lot; thence S. 69-15 W. 330 feet to the beginning corner, containing 65/100 acres, more or less, and adjoins the above described lot.

TRACT NO. III: Lying on the east side of Old Buncombe Road leading from Greer to Locust Hill and near Double Springs Church, shown on a plat made by Brockman, April, 1928, having the following courses and distances: BEGINNING at an iron pin on the East side of Old Buncombe Road, joint corner of Mrs. Clara Howard and Double Springs School property, and running thence along the joint line, S. 85-55 E. 571 feet to an iron pin; thence N. 4-05 E. 45 feet to an iron pin; thence N. 87-28 W. 595.5 feet to an iron pin in the east side of Old Buncombe Road; thence along said road, S. 39 E. 40.5 feet to the beginning corner, containing one-half acre, more or less.

This is the same property conveyed to us by deed of Joe T. Edwards dated November 18, 1958 and recorded in R. M. C. Office in Vol. 614 page 49.

The property in the first portion of this description is the same property conveyed to us by W. D. Fleming by deed dated January 30, 1960 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 **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 **Thirty-seven Hundred & no/100** Dollars fire insurance, and not less than **Thirty-seven 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 **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.