

O'Neal Township, Greenville County, State of South Carolina, in Ansel School District No. 9#1, lying on the South side of Ansel School Road, about three miles Northwest of the city of Greer, and having the following courses and distances, to-wit:

BEGINNING at a point in public road to Ansel School house and running thence S. 12-00 W. 200 feet to an iron pin in field; thence S. 71-30 W. 213 feet to an iron pin in farm road; thence N. 0-35 W. 326 feet to point in said public road; thence with center of said public road, S. 78-00 E. 250 feet to the beginning corner and containing 1.26 acres, more or less.

ALSO: All that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, with any improvements thereon, containing 23.90 acres, and lying northwest from the Taylor Road and having the following courses and distances to-wit:

BEGINNING at an iron pin on Creek separating this tract from property of Mrs. Ballenger and following the said Creek as follows: S. 84-05 E. 148.7 feet to an iron pin; thence S. 70-14 E. 224.5 feet to a point on edge or in said Creek; thence S. 56-36 E. 158.2 feet to iron pin in or on the side of said Creek. Thence leaving the said Creek and running N. 17-36 E. one thousand and eleven (1011) feet to an iron pin at the corner of Lot. No. 2; thence S. 73-51 E. five hundred twenty-three and five tenths (523.5) feet to an iron pin on the line of Mrs. Corene H. West; thence with her line N. 7-21 W. eight hundred fifteen and five-tenths to an iron pin in the center of road; thence with the center of said road N. 77-30 W. three hundred five (305) feet to an iron pin; thence leaving the said road S. 10-45 W. two hundred ten (210) feet to an iron pin; thence S. 71-30 W. two hundred thirteen feet to an iron pin; thence N. 84-56 W. three hundred thirty-seven and two-tenths feet to an iron pin; thence N. 12-28 E. ninety (90) feet to an iron pin; thence N. 77-45 W. one hundred eighty and five-tenths feet to the edge of another road; thence with the said road S. 34-45 W. three hundred eighty-four and three-tenths feet to an iron pin on the southwestern side of a curve in said road; thence S. 54-15 E. six hundred ninety-two feet to an iron pin; thence S. 56-15 W. eight hundred seventy-six feet to the beginning corner; and being Lot No. 1 on plat of the property of Rosa L. West by H. S. Proekman dated January 17-18, 1938.

This is the same property conveyed to me by W. Dennis Smith by Deed dated February 8, 1958 to be recorded in R. M. C. Office in 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 Six thousand and no/100 Dollars fire insurance, and not less than Six thousand 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 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.