

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing Five (5) Acres more or less and being a part of Tract No.1 of the property of Thad E. Sammons, plat of which is recorded in plat book V page 196, Greenville County R. M. C. Office, and according to said plat has the following metes and bounds, to wit:

BOOK 1014 PAGE 157

BEGINNING at a nail and stopper in the center of the intersection of the Neece Bridge Road with a dirt road, known as Batson Road, and running thence with the South side of said Batson Road N. 71-15 W., 137.5 feet to a bend; thence still with said road (South side) S. 72-41 W., 369½ feet; thence S. 14-30 E., 675 feet more or less, to the center of Buck Horn Creek; thence with the center of said creek as the line N. 89 E., 75 feet, more or less to a bend; thence still with said creek N. 85-45 E., 240 feet to a bend; thence N. 69-30 E., 166 feet to the center of Neece Bridge Road; thence up and with the center of said road the following courses and distances, to wit: N. 1-30 W., 80 feet; N. 11-04 E., 100 feet; N. 14-40 E., 100 feet; N. 0-15 W., 100 feet, N. 5-05 W., 100 feet; N. 33-30 W., 277.8 feet more or less to the point of beginning.

This is the same property conveyed to Cleveland Nicholson by Missouri E. Pollard by her deed recorded in deed book 615 page 39, Greenville County R. M. C. Office.

This is the same property conveyed to us by Cleveland Nicholson by deed dated September 13, 1962, and recorded in the R. M. C. Office for Greenville County in deed Book 706, page 433.

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 One thousand and no/100 - - Dollars fire insurance, and not less than One 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 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.