

ALSO: all that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, bounded on the East by Pacific Mills water right - of - way, on the East and North by Lot No. 2 and other land of J. Walter Howell and Esther W. Howell; and on the West by J. Walter Howell and Esther W. Howell, as shown by plat made by H. S. Brockman, June 30, 1955, and described as follows:

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Beginning at an old pin, common corner with J. Walter Howell and Esther W. Howell and the Pacific Mills water right-of-way; thence running N. 16-30 E. 152.8 feet to an old pin, common corner with Pacific Mills water right-of-way and Lot no. 2; thence N. 38-23 E. with Lot No. 2, 479 feet 3 inches to a common corner with Lot No. 2 and J. Walter Howell and Esther W. Howell; thence S. 64-28 W. 150 feet to a stake; thence S. 41-02 E. 611 feet to the beginning corner and containing 1.67 acres, more or less. This lot is designated as Lot No. 3 on above mentioned plat.

This is the same property conveyed to S. K. Tucker and Robert D. Tucker by J. Walter

Howell and Esther W. Howell by deed dated July 15, 1955, and recorded in the R. M. C. Office for Spartanburg County in Vol. 21-N, page 383.

Less However: that part of the above lot conveyed to Dr. J. L. Hughes by deed recorded in deed book 24 E, page 593, Spartanburg R. M. C. Office.

Above plat recorded in book 32, page 481.

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 Seven thousand five hundred and no/100 - - Dollars fire insurance, and not less than Seven thousand 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.