

LESS HOWEVER, the following conveyances by Estelle Collins: Conveyances to William K. Eskew by deed recorded in deed Book 415 page 52, of two acres, conveyance to Carol P. and Leila Fleming by deed recorded in Deed Book 493 page 55, containing about 1 acre conveyance to Clara Belle and Ansel L. McCoy, by deed recorded in deed book 444, page 538, leaving around 3 acres more or less and is a part of the same property conveyed to Estelle Collins, or balance thereof by deed recorded in Deed Book 446, page 56, Greenville County R. M. C. Office.

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This is the same property conveyed to me by Estelle Collins by deed dated June 30, 1961 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 Six hundred and no/100- - - - - Dollars fire insurance, and not less than Six 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 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.