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ALSO all 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 and county aforesaid, Chick Springs Township, School District No. 285, and designated as Lot No. 1 on plat of the B. S. Sherman Estate, by H. S. Brockman September 25, 1942, and having the following courses and distances, to wit:-

BEGINNING at iron pin on the northern edge of the old National Highway and a proposed fifteen foot road, now known as Sherman Street, and runs thence therewith N. 17-48 E. ninety-two (92) feet to the corner of Lot No. 1-A on said plat; thence as dividing lots Nos. 1 and 1-A on said plat, N. 72-12 W. sixty eight and six tenths (68.6) feet to a pin on the Earle Duncan Estate line; thence with the Duncan line, S. 17-48 W. ninety two (92) feet to the northern edge of said old National Highway; thence therewith S. 72-12 E. sixty eight and six-tenths (68.6) to the beginning corner; and being a part of the same property conveyed to Roosevelt Sherman by deed recorded in Volume 452 at page 96 of the R. M. C. Office.

This is the same property conveyed to me by Roosevelt Sherman by deed dated February 8, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 644 at page 248.

Plat of above described property recorded in plat book GGG page 418, Greenville County R. M. C. Office.

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