

BEGINNING at an iron pin on the southwest side of Buncombe Road, said pin being 60 feet in a northwesterly direction from the southwest corner of the intersection of Buncombe Road and Green Street, and running thence with the line of the lot of land now or formerly owned by Frank T. Osteen, et al, S. 35-51 W. 226.5 feet to iron pin; thence N. 53-54 W. 119 feet to iron pin; thence N. 32-40 E. 222.3 feet to iron pin on the southwest side of Buncombe Road; thence with the south west side of Buncombe Road S. 57-18 E. 132 feet to beginning.

This is the same conveyed to Frank E. Estes and Jack T. Lynch by C. W. Cartee by deed recorded in deed book 290 page 41, R. M. C. Office for Greenville County and the interest of Frank E. Estes being conveyed to Betty Lynch Bagwell (now Rempsey), by deed recorded in deed book 528 page 203, Greenville County R. M. C. Office.

This is the same property conveyed to us by Jack T. Lynch and Betty Lynch Bagwell Rempsey, formerly Betty Lynch Bagwell by deed dated May 13, 1968, recorded in Deed Book 844, page 45; in the R. M. C. Office for Greenville County.

The within mortgagor(s) agree not to transfer or convey the within described property without the consent of the Citizens Building & Loan Association or its successors or assigns and agree that if the within described property is conveyed and mortgage assumed by any other person, corporation or partnership without the consent of Citizens Building & Loan Association the entire amount due on the note will become due and payable, plus reasonable attorneys fees if court proceeding is necessary.

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 Nine Thousand and no/100 - - - - - Dollars fire insurance, and not less than Nine 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.