

The above described property being a portion of a larger tract of land conveyed to J. A. Center by deed of James S. Kelley, dated January 2, 1904, and duly recorded in the R. M. C. Office for said County in Deed Book Vol. LLL at page 229.

This is the same property conveyed to Carroll S. McJunkin by deed Dated May 16, 1957; recorded in Deed Book 577, page 85, in the R. M. C. Office for Greenville County, said deed by J. A. Center.

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, in Bates Township, approximately 1 1/2 miles west of Locust Hill and being a portion of the Kelly property shown on plat book FF at pages 118 and 119, and being shown on a more recent survey by J. C. Hill dated September 27, 1961, entitled Exchange of Property of Bessie C. Hawkins and Carroll S. McJunkin, recorded in plat book EEE at page 7, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of S. C. Highway 415, at the southwestmost corner of property of Bessie C. Hawkins, also the corner of Carroll S. McJunkin, which iron pin is situate N. 75 W. 95 feet from the joint front corner of H. P. Barton and Bessie C. Hawkins, and running thence N. 29-55 E. 83.9 feet to an iron pin; thence S. 21-45 W. 81.8 feet to an iron pin on the northern side of said highway; thence with said highway, N. 75 W. 11 feet to the point of beginning and being a portion of the property conveyed to Bessie C. Hawkins in deed book 311 at page 169.

This is the same property conveyed to Carroll S. McJunkin by Bessie C. Hawkins by deed dated September 4, 1963; recorded in Deed Book 728, page 474 in the R. M. C. Office for Greenville County.

LESS HOWEVER: That strip conveyed to Bessie Hawkins by deed recorded in deed book 728 page 471, Greenville County R. M. C. Office.

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