

leads to Greer (iron pin set off at 20 feet on north side of road); thence N. 72-49 W., 107.7 feet along the center of said road to the beginning corner and containing 2.3 acres more or less.

This is the same property conveyed to Curtis Hipp by Margaret S. James by Deed dated July 26th, 1968 recorded in Deed Book 34X, page 178 in the R. M. C. Office for Spartanburg County.

ALSO: All that piece, parcel or lot of land in Greenville County, City of Greer; State of South Carolina located on East Poinsett St., being shown and designated as lot No. ONE (1) on plat of property made for Melwee B. Littlefield Estate by John A. Simmons, dated Oct. 12, 1970 and having the following metes and bounds according to said plat, to wit:

BEGINNING at old iron pin on the Northwest side of East Poinsett at right of way of P & N Railway right of way and running thence N. 57-32 W., 46.8 feet along said street to old iron pin at corner of lot No. 2 on said plat; thence as the common line of said lots, N. 32-47 E., 268.8 feet to iron pin on line of lot No. 3; thence S. 59-48 E., 149 feet to old iron pin; thence, S. 11-28 W., 34.4 feet to iron pin on P. N. Railway right of way; thence N. 59-25 W., 69.2 feet to iron pin; thence S. 33-46 W., 189.6 feet to old iron pin; thence S. 71-26 W., 66.8 feet to the beginning corner.

This is a part of property described in deed book 890 page 126, 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 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 eight thousand nine hundred and no/100 - Dollars fire insurance, and not less than eight thousand nine 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, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest thereon.