

ALSO subject to the right-of way along the rear of said property conveyed to Duke Power Co. for a power line.

This is the same tract of land conveyed to Bertha N. Weeks by Deed of Harold J. Southern and Emily W. Southern, dated November 12, 1959, and recorded in the R. M. C. Office for Spartanburg County in deed book 25-L at page 281.

This is the same property conveyed to us by Bertha N. Weeks by Deed dated March 16, 1970; to be recorded in the R. M. C. Office for Spartanburg County.

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 aforesaid County of Greenville, near Washington Baptist Church, on the South side of Gap Creek Road and the East side of road which leads therefrom to State Highway No. 101 and being shown on plat made for Harley McAbee by H. S. Brockman, surveyor, dated April 6, 1952, recorded in plat book "T" page 417, Greenville County R. M. C. Office and having the following courses and distances, to wit:

Beginning at a point in center of intersection of said roads and runs thence along the center of Gap Creek Road as follows, S. 76-30 E. 200 feet, S. 82-30 E., 100 feet, N. 85-15 E., 100 feet and N. 83-05 E. 334 feet to corner with Claude Wilson (stake on South side of road); thence S. 1-34 W., 700 feet to iron pin near branch; thence N. 78-09 W., 800 feet to point in road which leads to State Highway No. 101; thence with center of said road, N. 7-15 E., 559 feet more or less to the beginning corner, containing 10.45 acres more or less.

This is the same conveyed to Ellen A. McAbee by H. A. McAbee by Deed recorded in Deed Book 793 page 351, Greenville County R. M. C. Office, and a part of the same conveyed to H. A. & Ellen McAbee by deed recorded in deed book 302 page 441, Greenville County R. M. C. Office.

This is the same property conveyed to us by Ellen A. McAbee by Deed dated July \_\_, 1971 to be recorded 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 twenty one thousand four hundred and no/100Dollars fire insurance, and not less than twenty one thousand four 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 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.