

100 feet more or less to the beginning corner.

This is the same property conveyed to Curtis C. Hipp by deed recorded in deed book 352, page 358, Spartanburg County R. M. C. Office.

ALSO: All that certain lot, parcel or tract of land, with all improvements, now constructed thereon, situate, lying and being in the State aforesaid, Spartanburg County Beech Springs Township, located one mile East of Greer, S. C., on the North side road that leads to Greer and having the following metes and bounds according to a plat made for Curtis Hipp, by G. A. Wolfe, surveyor, dated April 6, 1966 to wit:

BEGINNING in the center of road that leads to Greer at corner of a lot now owned by Curtis Hipp (iron pin set off 20 feet on north side of road) and runs a total distance of 200 feet along said Hipp lot, course being N. 1-26.; thence N. 72-49 W., 100 feet along the rear of Hipp lot to the Eastern side of another road N. 1-26 E., 261.9 feet to Emory & Betty Hipp lot; thence along this lot S. 88-34 E., 80 feet to old iron pin; thence along the rear line of the Emory and Betty Hipp lot N. 1-26 E., 105 feet to Victor Mill Branch; thence along the said branch, the branch the line, South 89-11 East 144 feet (iron pin set off 8 feet from branch); thence S. 3-43 W., 621 feet along the line of Gaynelle James Hart line to the center of road that 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 26, 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 October 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.

Less however, that lot conveyed by Curtis C. Hipp to Ruby H. Thompson by deed recorded in deed book 38 J page 484, Spartanburg County R. M. C. Office.

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The within mortgagor(s) agree not to transfer or convey the within described property without the consent of the CITIZENS BUILDING AND 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 AND LOAN ASSOCIATION the entire amount due on the note will become due and payable, plus reasonable attorney's fees if court proceeding is necessary. The mortgagee may charge a reasonable transfer fee when the mortgage is assumed by another party.

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 Two Thousand and No/100 - - - - - Dollars fire insurance, and not less than Two 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 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.