

This is a portion of the property conveyed to McElrath & Tucker, Inc. by deed recorded in Deed Book 837, page 24, and the same is subject to restrictions recorded in Deed Book 620, page 229, R. M. C. Office for Greenville County, and to any easements of record or established on the premises, and having the following courses and distances, to wit:

BEGINNING on an iron pin on the south side of Roscoe Drive, joint of corner of Lots 4 and 5 and runs thence S. 10-55 W., 170 feet to an iron pin; thence N. 79-25 W. 100 feet to an iron pin; thence N. 10-55 E., 170 feet to an iron pin; thence S. 79-25 E., 100 feet to the beginning corner.

This is the same property conveyed to us by McElrath and Tucker, Inc. by deed dated August 12, 1971 and recorded in Deed Book 923, page 17, 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 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 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 **Three Thousand Five Hundred and no/100** - - - Dollars fire insurance, and not less than **Three Thousand Five 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.