

property of the D. H. Gibson Estate N. 80-23 E., 321.8 feet to iron pin (old) on line of property now or formerly of the Ponder Estate; thence N. 48-52 W., 265.1 feet to an old iron pin, corner of Bill Gibson property; thence S. 55-20 W., 430.6 feet to a nail in center of said road (iron pin at 20 feet) thence S. 46-33 E., 210 feet along the center of said road to the beginning corner, and containing 1.87 acres, more or less.

This is a part of the same property conveyed to D. H. Gibson (deceased) by W. J. Edwards by deed recorded in Deed Book 200, page 343, R. M. C. Office for Greenville County. D. H. Gibson died intestate November 7, 1945 (Estate File 506, Apt. 26) leaving as his sole heirs Claudia G. Gibson, William Pinckney Gibson and Herbert Darwin Gibson and Malcolm Daniel Gibson.

This is the same property conveyed to Malcolm Daniel Gibson and Violet B. Gibson by deed dated December 13, 1966 by Claudia G. Gibson, William Pinckney Gibson and Herbert Darwin Gibson, said deed recorded in Deed Book 810, page 605, 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 thirteen thousand and no/100 - - - - - Dollars fire insurance, and not less than thirteen 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.

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