

ALSO: All that piece, parcel and tract of land, situate, lying and being in Greenville County, State of South Carolina, near Cross Road Baptist Church, Butler Township, and shown on plat of property entitled "Property of Cohen H. & Dale P. Satterfield" prepared by John A. Simmons, R. L. S., dated July 8, 1977, and to be recorded herewith, and containing, according to said plat 6.13 acres, more or less, and having, according to said plat, the following courses and distances, to wit:

Beginning at iron pin front center of said plat and running thence a new line S. 54-29 E. 683 feet to iron pin, rear corner; thence as rear line, S. 35-33 W. 380.7 feet to iron pin, corner with Mrs. T. C. League line; thence with said line N. 58-41 W. 642.7 feet to iron pin; thence N. 29-56 E. 429.7 feet to iron pin, the beginning corner.

This is a portion of that property conveyed to Marvin G. Satterfield by deed of Grady E. Satterfield recorded in R. M. C. Office for Greenville County in Deed Book 1037 page 763 on June 10, 1976.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is the same conveyed to me by Marvin G. Satterfield by deed dated July 20, 1977 by deed recorded in deed book 1064, page 625, Greenville County R. M. C. on the 12th of September, 1977.

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 **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 **Twenty Thousand and No/100** Dollars fire insurance, and not less than **Twenty 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.

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