

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ALSO ALL that lot of land with the improvements thereon situate on the Northwest side of Ackley Street in the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 7 and 8 on plat of property of L. L. Bates, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book Y, page 47 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Ackley Street at the joint front corner of Lots 6 and 7 and runs thence along the line of Lot No. 6, N. 28-20 W. 229.8 feet to an iron pin; thence N. 61-40 E. 120 feet to an iron pin; thence along the line of Lot No. 9, S. 28-20 E. 235.4 feet to an iron pin on the Northwest side of Ackley Street; thence along Ackley Street S. 64-30 W. 120.6 feet to the beginning corner.

ALSO all the mortgagor's rights title and interest in and to that rectangular strip of land along the rear of Lot No. 2 and at the rear line of Lot No. 7 and adjacent thereto, as shown on the plat referred to above, said strip being 12 feet in depth and 60 feet in width, and is shown on the plat mentioned above as the rear 12 feet of Lot No. 2.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This being that same property conveyed to John D. Gillespie and Madaline S. Gillespie by deed of The South Carolina National Bank of Charleston, S. C. as Trustee under the Will of L. L. Bates recorded in Deed Book 822 page 569 on June 30, 1967 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 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 Twenty Nine Thousand and NO/100 Dollars fire insurance, and not less than 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 mortgagors 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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