

No. 117, Block 5, Lot No. 27.

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This is the same property conveyed to Geneva G. Summey by general warranty deed of Lloyd N. Summey and recorded in the R.M.C. Office for Greenville County on January 23, 1952 in Deed Book 449 at Page 494.

This is the same property conveyed to me by Geneva G. Summey by deed dated April 29, 1983, recorded April 29, 1983 in Deed book 1187, page 341 in the R.M.C. Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Greenville Township, on the Eastern side of North 4th Avenue, now known as Springside Street, near the Easley Bridge Road, and being known and designated as Lot 39, on a plat recorded in the R.M.C. Office in Plat Book D at pages 312-317 of the West property, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of North 4th Avenue at corner of Lot 38, and running thence with the Eastern side of said Avenue, N. 16-50 W. 67.5 feet to an iron pin; corner of Lot 40; thence with the line of said lot, N. 73-10 E. 128 feet to an iron pin; thence S. 16-50 E. 4.9 feet to an iron pin; thence S. 17-14 E. 62.6 feet to an iron pin, corner of Lot 38; thence with the line of said lot, S. 73-10 W 128.3 feet to the point of beginning.

This is the same property conveyed to Lloyd N. Summey by general warranty deed of J.L. Edwards and recorded in the R.M.C. Office for Greenville County on June 14, 1960 in Deed book 652 at Page 342.

This is the same property conveyed to me by Lloyd N. Summey by deed dated April 29, 1983, recorded April 29, 1983 in Deed Book 1187 page 337 in the R.M.C. Office for Greenville County.

These conveyances are made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plats, which affect the properties hereinabove described.

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 Thirty Thousand and no/100----- Dollars fire insurance, and not less than Thirty 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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