

(CONTINUED)

BOOK 957 PAGE 271

This is the same property conveyed to L. E. Edwards by W. G. Elder by deed recorded in deed book 617, page 410 Greenville County R. M. C. Office.

This is the same property conveyed to us by deed by L. E. Edwards to be recorded in the R. M. C. Office for Greenville County.

ALSO, all that certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, being a portion of Tract No. 5, R. L. Andrea Estate as shown by a plat for Fletcher and Ansel Bates and recorded in Plat Book X at page 118 R. M. C. Office For Greenville County and having the following metes and bounds;

BEGINNING at a post Oak on bank of public road, cornering with Thomas Quinn and Mary Bearden lands and running thence S 4-30 E. 400 chains to stone, cornering with Curtis Howell land; thence S 44-00 E 10-78 chains to iron pin on branch; thence S 42-45 E. 8.05 chains to iron pin; thence with new dividing line S 62-00 W 11.53 chains to iron pin on M. H. Fowler Estate line; thence N 13-00 W 12.39 chains to iron pin near forked oak; thence N 45-37 W 11.42 to iron pin on west bank of public road; thence N 62-15 E 8.42 chains to point of beginning, and containing 16.23 acres, more or less.

This is the same property conveyed to us by Ansel Bates by Deed dated January 12, 1953, and recorded in the R. M. C. Office for Greenville County in Book _____ Page _____.

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 Six thousand three hundred and no/100 - Dollars fire insurance, and not less than Six thousand three 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.

Handwritten notes on the right margin, including "L. C. C.", "790", "346", and other illegible scribbles.