

ALSO: all that certain lot, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, just south of the town limits of Greer, and designated as lot #23-C on plat of the C. W. McClimon property, prepared by H. S. Brockman, Surveyor, 10-29-45 (being a portion of lot #23 in Block F on plat of the D. D. Davenport Estate, prepared by the same Surveyor 6-3-41), and having the following courses and distances, to wit:-

BEGINNING at the corner of lot #24 on the west side of McDaniel Avenue, and runs thence as dividing line between lot #24 and lot hereby conveyed, N. 52-10 W. two hundred eight and eight-tenths (208.8) feet to iron pin in center of Duke Power line; thence along the center line thereof, N. 73-27 E. twenty-one and eight-tenths (21.8) feet to iron pin on same center line; thence S. 52-10 E. fifty-two and nine-tenths (52.9) feet to angle; thence S. 67-18 E.

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one hundred forty and eight-tenths (140.8) feet, more or less, to the western edge of McDaniel Avenue; thence with western edge of McDaniel Avenue, S. 30-20 W. fifty-five (55) feet to the beginning corner.

This is the same property conveyed to Paul G. Nodine by C. W. McClimon.

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