

82.1 feet, more or less, to an iron pin at the corner of the property now or formerly owned by Annie L. Sheppard Nicholson; thence along the Nicholson line, N. 87-56 W. 25 feet to an iron pin; thence along the Nicholson line, N. 1-25 E. 60 feet to an iron pin on the southern side of a 20-foot alley; thence along the southern side of the said 20-foot alley, N. 87-56 W. 65 feet to an iron pin at the joint rear corner of Lots 186 and 187; thence along the line of Lot 186, S. 1-22 W. 88.1 feet to an iron pin at the corner of property now or formerly owned by Holland; thence along the Holland property line, S. 86-38 E. 50 feet to an iron pin; thence continuing with the Holland property line, S. 1-22 W. 50 feet to an iron pin on the northern side of River Way; thence along the northern side of River Way, S. 85-35 E. 40 feet to the beginning corner; SUBJECT, HOWEVER, to a one-half undivided interest in and to an easement for egress and ingress of a 10-foot strip along the western side of the said lot herein conveyed. The said 10 foot strip being along the boundary line of Lot 186 as provided in deed recorded in Deed Book 276, at Page 65.

This being the same conveyed unto Harold Huffman, Jr. by deed of Roy H. McJunkin dated June 26, 1974, recorded June 27, 1974, in Deed Book 1002 at page 33, in the R.M.C. Office for Greenville County.

This is the same conveyed to us by Harold Huffman, Jr. by deed dated June 29, 1979, recorded in deed book 1105 Page 945, R.M.C. Office for Greenville County on July 2, 1979.

This property is conveyed subject to all restrictions, easements, zoning ordinances and right-of-ways or record or on the ground affecting the property.

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 Seventy Thousand & No/100 ----- Dollars fire insurance, and not less than Seventy Thousand & 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 wind-storm, 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.

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