

BEGINNING at an iron pin in the Buncombe Road, the Northwestern corner of said tract, and runs thence N. 60 E. 397 feet to an iron pin; thence along the line of land now and formerly owned by C. L. King S. 64 E. 228 feet to an iron pin; thence S. 60 W. 513 feet to an iron pin in the center of said Buncombe Road; thence along said Buncombe Road 190 feet to the beginning corner. This is the same lot of land conveyed to me by C. C. Pearson.

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 Seven thousand Five hundred and no/100 - Dollars fire insurance, and not less than Seven 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 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.