

Beginning on an iron pin on the North margin of said county road, joint corner of the Cooper lot, and runs thence with the common line of said two lots, N. 15-00 W., 156 feet to an iron pin, the northeast corner of Cooper lot; thence N. 75-11 E., 40 feet to an iron pin, joint corner of the James H. King lot; thence with the common line of these two lots, S. 15-00 E., 156 feet to an iron pin on the north margin of said county road; thence with the north margin of said road S. 75-11 W.; 40 feet to the beginning corner. This is the same conveyed to Clarence E. Smith and Betty R. Smith by Velma W. Brown by deed dated May, 1965, which deed is to be recorded herewith.

This is the same property conveyed to me by Clarence Edward Smith and Betty R. Smith by deed dated June \_\_, 1965 to be recorded in the R.M.C. Office of Greenville County.

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