

BEGINNING at the Bates Greer corner lot on said street, and runs thence with said street in a southerly direction 136 feet to iron pin, cornering with the lot line of Irene Brooks; thence with her line in a westerly direction 65 feet to iron pin; thence northerly 140 feet to edge of said lot of Carrie Dell Edwards Humphries; thence there-with easterly 60 feet to the beginning corner; bounded North by Carrie Dell Edwards Humphries; East by said Street; south by Irene Brooks, and West by other property. Said Lot is in school District 9-H. This is also a part of the lot conveyed to Bates Greer by the Bank of Greer property.

This is the same property conveyed to me by Bates Greer by deed dated August 31, 1961 and recorded in the R. M. C. Office for 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 one hundred and no/100 - - - - Dollars fire insurance, and not less than three thousand one 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.