

ALSO: All that piece, parcel or lot of land in State and County aforesaid, in Chick Springs Township, near Taylors, S. C. and being shown and designated as lot number ONE (1) of Riverside Park, as shown on plat prepared by W. N. Willis, surveyor, dated May 8, 1953 and having the following courses and distances, to wit:

BEGINNING at an iron pin on the northwestern corner of the intersection of a County Road and a 40 feet street and running thence with the east side of said County Road, N. 38-31 W., 78 feet to an iron pin at the joint front corner of lots 1 and 9, as shown on said plat; thence with the joint property line of said two lots, N. 6-40 E., 66 feet to an iron pin at the joint rear line or corner of lots 1, 2, 8 and 9 as shown on said plat; thence with the joint line of said lots 1 and 2, S. 65-40 E., 96 feet to an iron pin on the west side of said 40 feet street; thence with the west side of said street, S. 27-30 W., 99.4 feet to the beginning corner.

This is the same conveyed to John D. McClimon by Frank P. McCowan, Jr. master in equity for Greenville County by deed recorded in deed book 893 page 474, Greenville County R. M. C. Office.

This is same property conveyed to me by John D. McClimon by deed dated May 26, 1972 recorded in R. M. C. Office for Greenville County.



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 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 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 Four Thousand and No/100-----Dollars fire insurance, and not less than Four Thousand 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.

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