

Campbell Ave., to iron pin at corner of lot No. 1-A; thence with this lot S. 73-58 E., 98 feet to pin; thence along Robert Edwin Tween et al; S. 6- 30 W., 104.5 feet to pin on the northern side of Donaldson Ave.; Thnce with the northern side of Donaldson Ave., N. 53-46 W., 141 feet to the beginning corner, less however any of the above that has heretofore been conveyed to Robert Edwin Tweed etal by deed recorded in deed book 1029 page 993. Bounded on West by Campbell Ave., on the North by Lot No. 1-A, on the East by Twed and on the South by Donaldson Ave., This is a part of the same conveyed to J. S. Dillard b/ Jimmy D. Hudson, recorded 7-28-1958 in deed book 602 page 533, Greenville County R. M. C. Office.

This is the same as conveyed to me by J. S. Dillard by deed dated January 18, 1977 recorded in deed book 1049, page 897 Greenville County R. M. C. Office on the 20th of Januarh 1977.

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 **Ten Thousand and No/100** Dollars fire insurance, and not less than **Ten 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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