

This is the same property conveyed to me by deed dated September 20, 1956, by James E. Bennett, and recorded in R. M. C. Office for Spartanburg County.

ALSO: All that certain lot, parcel or tract of land in Greenville County, Chick Springs Township, in the City of Greer, lying on the West side of Trade Street and on the North side of the Southern Railway, being the front portion of lot No. 2 as shown on a plat of property made for the D. D. Davenport Estate by H. S. Brockman, Surveyor, dated September 12, 1946, and having the following courses and distances:

BEGINNING on an iron pin on the western margin of Trade Street inside sidewalk on Southern Railway Company right-of-way, and runs thence along said right-of-way S. 72.52 W. 56 feet to a point, new corner; thence a new line N. 11.45 W. 22 feet to a point, new corner; thence another new line S. 72.52 W. 11 feet to a point, new corner; thence another new line N. 11.45 W. 46 feet to a point on the dividing line of lots Nos. 1 and 2 on plat referred to above; thence with said dividing line N. 71.30 E. 70 feet to an iron pin on the western margin of Trade Street on inside of sidewalk; thence with the margin of said street S. 11.45 E. 68 feet to the beginning corner.

This is the greater portion of that lot conveyed to J. L. Jones by E. Y. and Paul L. Henderson by deed dated April 26, 1951, recorded in R. M. C. Office for Greenville County, and is a portion of that property formerly conveyed to J. L. Jones by Peoples National Bank, of Greenville, S. C., as Executor or Trustee, on February 21, 1947, recorded in Deed Book 307, page 97, in said R. M. C. Office.

This is the same property conveyed to me by J. L. Jones by deed dated May, 1954, and recorded in 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 we do hereby bind ourselves and our 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 all claims and suits, Heirs, Executors, Administrators and assigns, and every person whomsoever lawfully claiming the same, or any part thereof.

AND we do hereby agree to insure the house and buildings on said lot in a sum not less than \$10000.00 Dollars fire insurance, and not less than \$10000.00 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 successor and assigns, to the extent of its interest therein; and in the event we 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, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest thereon.