

on the North side of Grove Street, thence with the North side of Grove Street N. 84-30 W, 225 feet to the beginning point. Bounded on the North by said lot no. 34, on East by said lots nos. 28 and 29, on South by Grove Street, and on West by said lot no. 32. This being the same property which was conveyed to Austell M. Hulsey by John C. Covington by deed recorded in the R. M. C. Office for said County in Deed Book 436, page 297.

For a more particular description see the aforesaid plat which has been recorded in said office in Plat Book T, pages 274 and 275.

This is the same property conveyed to me by deed by Austell M. Hulsey dated August 30th, 1961 and recorded in the R. M. C. Office for Greenville County in Vol. 681, page 96.

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 Four thousand six hundred and no/100 - - - Dollars fire insurance, and not less than Four thousand six 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.