

15-30 W., 834 feet to a stone on or near branch; thence N. 36-37 E., 1304 feet to a water oak 3X; thence S. 30 E., 285.5 feet to an iron pin; thence N. 74-45 E., 693 feet to an iron pin; thence S. 31-30 E., 81 feet to a stone; thence S. 38-40 W., 223 feet to the beginning corner, containing 27.29 acres more or less.

This is the same property conveyed to Clarence Evans Nichols by J. E. McCall by deed recorded in Deed Book 303 page 183, Greenville County R. M. C. Office. (LESS: 749-157)

Also: All that piece, parcel or tract of land, with all improvement now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State and County aforesaid Chick Springs Township, being know and designated as lots #50 and 51 as shown on plat prepared for G. D. Collier, by Hughes Realty Company, and H. L. Dunahoo, October 27, 1947.

Beginning at a pin on Davis Street, joint front corner of Lots #49 and 50, and running thence S. 12-00 E. 245 feet to a pin on P & N Railroad right-of-way; thence along said right-of-way S. 62-30 W. 104 feet to a pin corner of Lot #52; thence along the line of lot #52, N. 12-00 W. 215 feet to an iron pin on the bank of Davis Street; thence S. 79-00 W. 100 feet to the point of beginning. Together with the improvements thereon;

This is the same property conveyed to Floyd Michael Pearson and Mary Jane Nichols Pearson by G. D. Collier by Deed dated February 1st, 1964 recorded in Deed Book 741, Page 438 in the R. M. C. Office for Greenville County.

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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 and against **us and our** 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 **fourteen thousand two hundred and no/100** - - - Dollars fire insurance, and not less than **fourteen thousand two 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 **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(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest thereon.