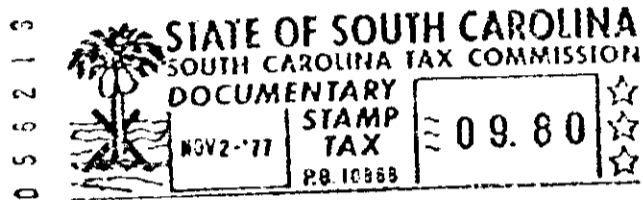


constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, School District #285, in or near the corporate limits of the City of Greer, fronting on Palmer Street on the Southwest, and being the greater portion of No. 37 lot on plat recorded in Plat Book GG page 119, and having the following courses and distances to wit:

Beginning at the joint front corner of Nos. 36 and 37 lots on the north-eastern edge of Palmer Street, and runs thence as dividing said two lots N. 20-31 E. one hundred forty (140) feet to iron pin; thence N. 67-06 W. forty (40) feet to iron pin; thence S. 24-34 W. one hundred forty two (142) feet to edge of said Palmer Street; thence with said Street, S. 69-29 E. fifty (50) feet to the beginning corner; and being a part of the same conveyed to Bennie F. Brown by deed of James S. Sullivan, Executor of Mamie Mayfield Drummond, May 23, 1955, and recorded in R. M. C. Office Vol 526, page 269.

This is the same property conveyed to Ray Gaffney by Bennie F. Brown by deed dated May, 1956, and recorded in R. M. C. Office for Greenville County.



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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 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 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 Twenty four Thousand Five Hundred and No/100 Dollars fire insurance, and not less than Twenty Four Thousand Five 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.

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