

BEGINNING on a stake on the east side of Pelham Street on property edge of street curb, corner of Lot No. 2, and runs thence with the line of Lot No. 2, S. 60-32 E. 177.8 feet to a stake on line of Lot No. 4; thence with the line of Lot No. 4, N. 3-24 W. 111.9 feet to an iron pin, corner of Lot No. 4; thence N. 80-54 W. 120 feet to a stake on the east side of Pelham Street; thence with Pelham Street, S. 33-03 W. 52 feet to the beginning corner.

This is the same conveyed to the Trustees of the Church of God of Greer, S. C. by deed dated August 10, 1965, recorded in deed book 780, page 134, Greenville County R. M. C. Office on the 16th of August, 1965. Property from Ray E. Vaughn.

ALSO : All that certain piece, parcel or lot of land situate, lying and being in the Town of Greer, State and County aforesaid, fronting on the west side of Trade Street a distance of 39.6 feet and on the east side of Pelham Street a distance of 50 feet, and having, according to a plat thereof made by H. S. Brockman, Surveyor, January 11, 1935 the following metes and bounds, courses and distances, to wit:

Beginning at an iron pin on the west side of Trade Street which iron pin is at the joint corner of the property of H. M. Satterfield, and running thence with the line of said Satterfield property N. 67-39 W. 78.7 feet to an iron pin on the east side of Pelham Street; thence with Pelham Street S. 32-46 W. 50 feet to an iron pin on said street; corner of other property of J. L. Grimshaw, thence with the line of property of Grimshaw, S. 57.14 E. 75 feet to an iron pin; thence continuing with the line of other property of Grimshaw N. 73-36 E. 50.4 feet to an iron pin on the west side of Trade Street; thence with the west side of said street, N. 16-24 W. 39.6 feet to the beginning corner.

This is the same conveyed to Trustees of the Church of God, at Greer, S. C. by J. L. Grimshaw by deed dated January 18, 1935, recorded in deed book 179, page 265, on the 22nd of January, 1935.

ALSO: All of those two certain parcels or lots of land situate and being in the Town of Greer, Chick Springs Township, State and County aforesaid, lying between Trade Street and Pelham Street, and being all of lots No. 2 and 7 of the J. L. Grimshaw property as shown by plat of H. S. Brockman, Surveyor, dated June 10, 1939 and having the following courses and distances:

Beginning at joint corners of lots Nos. 2 and 3, Elmore's corner of Pelham Street, and runs thence with Elmore's line S. 57.14 E. 93.8 feet; thence with the line of lot No. 6 N. 76.13 E. 75.9 feet to an iron pin on Trade Street; thence with Trade Street N. 16.24 W. 50 feet to an iron pin, corner of Church of God property or lot No. 1; thence along the line of lot No. 1 S. 73.36 W. 50.4 feet; thence N. 57.14 W. 75 feet to an iron pin on Pelham Street; thence with Pelham Street S. 32.46 W. 50 feet to the beginning.

This is the same conveyed to the Trustees of the Church of God, at Greer, S. C. by J. L. Grimshaw by deed dated November 8, 1939, Greenville County R. M. C. Office on the 15th of November, 1939, deed book 215, page 303.

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 Thirty Thousand and no/100 ----- Dollars fire insurance, and not less than Thirty 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 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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