

point of beginning.

It is expressly understood and agreed that the above description includes a 10 foot alley to the rear of Lot No. 29 which is shown on the above mentioned plat recorded in Plat Book M., page 89, and that said alley is now closed, but the grantors do not warrant title to that portion of the above described premises as their predecessors in title have reserved the right to reopen said alley at any time.

For restrictions applicable to this lot see Deed Book 303, page 432. This conveyance is also subject to record rights -of-way for utilities, power and sewer lines.

For deed into grantors see Deed Book 422, page 207.

As a part of the consideration herein the grantees assume and agree to pay the balance of \$5,567.51 due on that certain mortgage given to First Federal Savings & Loan Association on the above described premises, which mortgage is duly recorded in the RMC Office for Greenville County,

This mortgage is a 2nd mortgage and it is agreed that it might be paid off at any time.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mrs. Grace B. Talley and her Heirs 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 Mrs. Grace B. Talley and her

Heirs and Assigns, from and against any and all Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor Weagree to insure the house and buildings on said lot in a sum not less than Fifty-five (\$5500.00) ----- Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in her name and reimburse for the premium and expense of such insurance under this mortgage, with interest.