

Company, said plat being recorded in R. M. C. Office for Greenville County in Plat Book H at page 146, and according to the Richardson plat being more particularly described as follows:

BEGINNING on the West side of Carlton Avenue at the joint corner of Lots 110 and 111, and running along the line of Lot No. 110, N. 55-00 W. 150 feet to an iron pin at the rear corner of Lot No. 110; thence S. 35-00 W. 100 feet to an iron pin joint rear corner of lots Nos. 114 and 115; thence along the line of Lot No. 115, S. 55-00 E. 150 feet to an iron pin on Carlton Avenue; thence along said Carlton Avenue N. 35-00 E. 100 feet to an iron pin, the beginning corner, said lots being a part of the land conveyed to Noah L. Smith by Fallis Realty Company by deed dated the 15th day of July 1948 and recorded in the R. M. C. Office for Greenville County in Deed Book 354, page 135.

This is the same property conveyed to me by Noah L. Smith by deed dated August 22, 1956, recorded in R. M. C. Office for Greenville County in Book 559, page 509.

The within mortgagor(s) agree not to transfer or convey the within described property without the consent of the Citizens Building & 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 & Loan Association the entire amount due on the note will become due and payable, plus reasonable attorneys fees if court proceeding is necessary.

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 Ten Thousand Six Hundred and no/100 - Dollars fire insurance, and not less than Ten 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.