

(CONTINUED)

BOOK 1183 PAGE 547

Gentry, April 12, 1941, and recorded in the R. M. C. Office, Vol 231, page 371, and to Corrine Smith completely by deed of W. S. Smith, said deed dated February 24, 1961, and being recorded in deed book 669 at page 90, R. M. C. Office for said County.

ALSO, that certain other lot on said plat, being part of No. 7 thereon, on the East side of said Pine St. Extension; and

BEGINNING at an iron pin on edge of said Pine St. Ext. and running thence S. 66-18 E. 171.5 feet to pin on line of #17 lot; thence with that line S. 15-42 W. 12.5 feet to corner of lot No. 7 on said line; thence N. 67-09 W. 171.7 feet to pin on edge of Pine Street Extension; thence with said Ext., N. 17-37 E. 15 feet to the beginning corner, and bounded by the remaining portions of No. 8 lot, East by lot No. 17, South by lot #7, and West by Pine Street Extension, and being same conveyed to both Mr. and Mrs. Smith by Evenly Gentry, April 17, 1942, recorded in Vol 247, page 10, R. M. C. Office for County, and to Corrine Smith completely by deed of W. S. Smith, February 24, 1961, recorded in Vol 669 at page 90.

This is the same property conveyed to William Charles Smith and Bertha A. Smith by W. S. Smith by Deed dated September 26th, 1970 and is recorded in the R. M. C. Office for Greenville County in Vol. 899, Page 421.

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 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 five hundred and no/100--Dollars fire insurance, and not less than fourteen 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.