

line of property now or formerly of Thelma E. Smith; thence along the line of the property now or formerly of Thelma E. Smith, N. 75-05 E. 101 feet to an iron pin on the western side of Boyce Avenue; thence along the western side of Boyce Avenue, S. 14-35 E. 59.2 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of G. R. Fowler, dated April 5, 1974, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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 G. R. Fowler, his Heirs and Assigns forever. And ~~he~~ Albatross, Ltd. does hereby bind itself and its successors, ~~heirs, executors, administrators and assigns~~ to warrant and forever defend all and singular the said Premises unto the said G. R. Fowler, his Heirs and Assigns, from and against itself and its successors ~~heirs, executors, administrators and assigns~~ and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Ten Thousand (\$10,000.00) ----- Dollars in a company or companies satisfactory to the mortgagee, and to 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 mortgagor's

name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.

0653

432B W-2