

contain 1.75 acres, having been conveyed unto Solomon Morgan by Annabell Gosnell by deed dated June 14, 1935, recorded in Deed Book 180, page 234, Greenville County.

ALSO: All that piece, parcel and tract of land lying and being in Campobella Township, Spartanburg County, South Carolina, about two miles southwest of the Town of Landrum, containing 1.85 acres, more or less, and fully represented on plat thereof made by J. Q. Bruce, Reg. Land Surveyor, dated November 8, 1958, and described on that plat and in the deed by which the lands were conveyed to L. L. Hyder by Nora W. Hyder as follows: Beginning at stake at the southwest corner of lands and running thence north 84 degrees 42 minutes east 442 feet to corner in road leading to the Hyder homeplace; thence along the said road north 27 degrees 21 minutes west 186.5 feet to corner on the western edge of said road; thence north 59 degrees 40 minutes west 162.5 feet to corner; thence south 84 degrees 40 minutes west 170 feet to corner; thence south 21 degrees 22 minutes west 300 feet to beginning corner with there being located thereon the L. L. Hyder residence and being the same lands conveyed to the said L. L. Hyder by deed recorded in Spartanburg County in Book 20 Q, page 108 with the Bruce plat thereof being recorded in the same County in Plat Book _____, page _____. Reference is here made to the deed and to the plat covering the detailed description.

This mortgage is executed in DUPLICATE, each of which shall be deemed an original, one of which is being filed for record in Greenville County and the other is being filed for record in Spartanburg County, South Carolina.

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 unto second party, its successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, and assigns, to warrant and forever defend all and singular the said premises unto the second party, its successors and assigns, from and against first party, his heirs, executors, administrators, and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if first party shall well and truly pay, or cause to be paid, unto second party, its successors or assigns, the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note and this mortgage and any other instrument securing said note, and comply with all the provisions of the Federal Farm Loan Act and all amendments thereto, and with the rules and regulations issued and that may be issued by the Farm Credit Administration, all of which are hereby made a part hereof, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid, first party covenants as follows:

1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except this mortgage.

2. First party will insure, and keep insured, as required by second party from time to time, all buildings now and hereafter on said land against such risks, in such form, in at least such amounts, and in such company or companies, as shall be satisfactory to second party, the loss, if any, to be payable to second party as its interest may appear, and will deliver to second party a policy or policies of insurance with mortgagee clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurance. At the option of first party, and subject to the regulations issued under the Federal Farm Loan Act or acts amendatory thereof or supplemental thereto, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings, and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as second party in its sole discretion may determine.