

center of the old Woodruff Road); thence with the southern line of Lot 7, S. 48-55 E. 600 feet to a pin in the center of old Woodruff Road, corner of Tract 8; thence with the line of Tract 8, S. 53-50 E. 200 feet to a pin in center of said old Woodruff Road; thence with the line of Tract 8, S. 63-56 E. 302.2 feet to a pin in the center of old Woodruff Road; thence N. 16-40 E. 138.8 feet to the center of Woodruff Road (new road) the beginning corner.

Tract 12 referred to in this description is designated as Tract 13 on the 1958 plat through error.

(2) ALL that tract of land known as Tract 12 of the lands of J. M. Verdin and containing 13.2 acres, more or less, as shown by plat thereof made by S. C. Moon, Surveyor and recorded in the R.M.C. Office for Greenville County in Plat Book "L", at page 61 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of Old Woodruff Road at the joint corner of Lots 6 and 7 and running thence with the line of Lot 7 (being the line of the parcel described above) 600 feet; thence with the line of Lot 8 (still with the line of parcel described above) 200 feet to a pin; thence still with the line of Lot 8 (and still with the parcel described above) 300 feet to a pin in the center of Old Woodruff Road; thence S. 65 E. with the line of Lot 9, 500 feet to a pin in the center of Old Woodruff Road; thence S. 65 E. 257 feet to a pin in the line of the Old Woodruff Road; thence N. 82-06 W. 1,826 feet, more or less to a pin; thence N. 17-45 E. 756 feet to the beginning.

The plat made by Moon does not make it clear whether or not the distance of 1,826 feet is to the center line of the road or to a pin on the edge of the road. The last distance to the beginning corner is to the center line and is taken partly from information on the plat of C. O. Riddle.

It is the intention of this description, however, to embrace the entirety of said Lot 12 of the lands of J. M. Verdin.

The Old Woodruff Road has been abandoned as a public road. JAE

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer or conveyance of any part thereof or interest therein, including but not limited to payments for property taken by eminent domain—all of which are hereinafter called said property;

TO HAVE AND TO HOLD said property unto the Government and its assigns forever.

BORROWER for himself, his heirs, executors, administrators, successors and assigns, WARRANTS THE TITLE to said property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, AGREES TO PAY when due the indebtedness hereby secured and, so long as any such indebtedness remains unpaid, COVENANTS AND AGREES TO:

- (1) pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against said property and promptly deliver to the Government without demand receipts evidencing such payments;
- (2) keep said property insured as required by and under policies approved by, delivered to, and retained by the Government;
- (3) maintain improvements in good repair and make repairs required by the Government; operate said property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not abandon said property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes;
- (4) if this instrument secures a "Farm Ownership" loan as identified in Farmers Home Administration regulations, personally operate said property with his own and his family labor as a farm and for no other purpose, and not lease said property or any part of it, unless the Government consents in writing to another method of operation or to a lease;