

All that certain piece, parcel or tract of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, containing 9.96 acres, more or less, as shown by Survey and Plat by J. C. Hill, dated January 28, 1960, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of U. S. Highway #25, corner of property of the mortgagor; thence with his line, N. 62-26 E. 61.3 feet to an iron pin; thence with his line N. 49-40 E. 285.6 feet to a stake; thence N. 26-23 E. 108.2 feet to an iron pin; thence S. 86-47 E. 831 feet to a stone and iron pin; thence S. 5-07 E. 400 feet to an iron pin; thence with other property of Waymon Chastain, S. 88-55.W. 1157.7 feet to an iron pin on said Highway; thence with said Highway, N. 9-47 W. 140 feet to the beginning.

LESS: Right of way over .29 acres for roadway purposes given by mortgagor in favor of South Carolina Highway Department.

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, conveyance, or condemnation of any part thereof or interest therein—all of which are herein called "the property";

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

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES AS FOLLOWS:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay the Government any initial fees for inspection and appraisal, and any delinquency charges, now or hereafter required by regulations of the Farmers Home Administration.
- (3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of any annual charge, may be paid by the Government to the holder of the note as provided in the note and insurance endorsement for the account of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date payment was due to the date of payment to the Government.