

on the west boundary of other property of the mortgagees; thence along said boundary S. 35-41 E. 287.5 feet to an iron pin; thence N. 40-47 E. 278.1 feet to a nail in cap in center of unnamed County road; thence along the center of said road S. 55-35 E. 150.6 feet to nail in cap in center of said road; thence S. 43-57 W. 186.8 feet along the north boundary of the said Giles property to an iron pin; thence along the west boundary of the Giles property S. 38-34 E. 163.7 feet to nail in cap in center of Georgia Road, the point of beginning, and being the same property conveyed to the mortgagee by deed of Maude L. Henderson to be recorded simultaneously herewith.

SECOND TRACT - 1.51 acres, more or less:

BEGINNING at a nail in cap in the center of unnamed County road, approximately 340 feet northwest of intersection of said road with Georgia Road and thence along the center of said County road N. 59-29 W. 255 feet to an iron pin in the center of junction of two unnamed county roads; thence S. 50-38 W. 17.9 feet to an iron pin in the center of a County road; thence along the center of said County road S. 83-54 W. 172.3 feet to an iron pin; thence S. 35-41 E. 382.3 feet to an iron pin; thence N. 40-47 E. 278.1 feet to nail in cap in the center of unnamed County road, the point of beginning, and being part of the same property conveyed to the mortgagees by deeds recorded in the R.M.C. Office for Greenville County, S. C. in Deed Vol. 703, at Pages 362, 364 and 382. The said Charles E. Henderson conveyed an undivided one-half interest in the said 1.51 acre tract by deed dated June 16, 1964 recorded in Deed Vol. 751 at Page 133, to Sue A. Henderson.

The lien of this mortgage is junior and subordinate only to the lien of that certain note and mortgage heretofore given on the above described 1.51 acre tract in favor of First Federal Savings & Loan Association, Greenville, South Carolina, dated September 4, 1964 as recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Vol. 971 at Page 127.

together with all rights, interests, easements, hereditaments and appurtenances thereto belonging, the rents, issues, and profits thereof and revenue 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 on which the amount of the advance was due to the date of payment to the Government.