

All those pieces, parcels or tracts of land, with the buildings and improvements thereon situate, lying and being on the westerly side of Miller Road in O'Neal Township, Greenville County, State of South Carolina, as shown on plat of property of Don and Virginia W. Williams prepared by John A. Simmons, R. S. dated June 16, 1969 and having, according to said plat the following metes and bounds to wit:

BEGINNING at a point in the center of bridge on Miller Road, spanning South Tyger River and thence with the center line of the river as the line, the traverse lines of which are S. 83-31 W. 103.3 feet to a point; thence N. 85-55 W. 211.4 feet to a point; thence S. 69-03 W. 238 feet to a point; thence S. 88-31 W. 109.6 feet to a point; thence N. 7-30 E. 211 feet to an iron pin; thence still with the center line of the river, the traverse lines of which are S. 89-19 W. 385.5 feet to a point; thence N. 84-45 W. 163 feet to a point; thence N. 28-30 W. 161 feet to old iron pin; thence along the boundary of Paul Green (or formerly) property N. 36-15 E. 507 feet to old iron pin; thence N. 89-05 E. 397 feet along southern boundary of Clara Waters (or formerly) property to new iron pin; thence S. 14-10 W. 342.5 feet to new iron pin; thence S. 83-40 E. 601 feet to center of Miller Road; thence along said Miller Road on an angle, the chord of which is S. 2-45 W. 89.4 feet to a point; thence further along said road on an angle, the chord of which is S. 1-15 E. 83 feet to a point; thence along the center of said road S. 5-22 E. 137.9 feet to point in center of bridge spanning South Tyger River, the point of beginning, containing 12.39 acres, more or less, and being all of the property conveyed to Agnes Wilson by deeds of Mrs. Mae Waters, one of which is dated April 1, 1954 and recorded in the said R.M.C. Office in Deed Vol. 504 at Page 224, describing .32 acre and the other deed being dated October 27, 1954 recorded in the said R.M.C. Office in Deed Vol. 525 at Page 346, describing 1.2 acres, the major portion of 3.25 acre tract conveyed to Agnes Wilson by deed of Mrs. Mae Waters dated Nov. 5, 1955 recorded in Deed Vol. 556 at Page 378, a portion of tract conveyed to George R. Wilson by deed of Mrs. Mae Waters dated August 20, 1959 as recorded in the said R.M.C. Office in Deed Vol. 635 at Page 114 and the major portion of a tract conveyed to George R. Wilson by deed of Clara Waters dated May 10, 1962 recorded in the said R.M.C. Office in Deed Vol. 705 at Page 72. Reference is made to plat of property of George R. and Agnes Wilson dated May 14, 1962 by H. S. Brockman, Surveyor, as amended May 8, 1965, recorded in the said R.M.C. Office in Plat Book 666 at Pages 318 and 319 for boundary surveys.

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