

357.9 feet to an iron pin; thence N 3-12 E, 95.2 feet to an iron pin; thence N 0-32 W, 242.2 feet to an iron pin; thence N 0-18 E, 123.8 feet to an iron pin on the southerly edge of Georgia Road; thence along the edge of said road, N 87-48 E, 25 feet to a point; thence S 0-15 W, 136 feet to a point; thence N 87-48 E, 150.4 feet to the point of beginning.

ALSO All that lot of land in said State and County, in the Town of Simpsonville, located on the northerly side of West Georgia Road containing 1.75 acres, according to plat entitled property of Ben A. Maynard and Georgia M. Maynard and being described in accordance with said plat as follows:

Beginning at an iron pin on the northerly side of West Georgia Road on the line of property of Louis A. Fowler and Annie B. Fowler and running thence N 0-58 E, 267.5 feet to an iron pin; thence S 84-42 E, 289 feet to an old iron pin; thence S 7-40 E, 234 feet to an iron pin on the northerly side of West Georgia Road; thence with the northerly side of said road, S 88-26 W, 323.6 feet to the point of beginning.

This Mortgage is made subject to that certain Real Estate Mortgage between the United States of America and R. H. Leggett dated June 11, 1969 and filed for record on the same date in Greenville County, South Carolina, in R.E.M. Book 1128, Page 207, securing a loan of \$134,000.00.

Borrower covenants and agrees that it will not discriminate, or permit discrimination by any agent, lessee, or other operator, in the use or occupancy of the housing or related facilities financed in whole or in part with the loan in connection with which this instrument is given, because of race, color, creed or national origin.

This instrument also secures the obligations and covenants of Borrower set forth in Borrower's Loan Agreement of March 22, 1971, which is hereby incorporated herein by reference.

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, including, but not limited to, ranges, refrigerators, or carpeting purchased or financed in whole or in part with loan funds, 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 WARRENTS 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 such fees and other charges as may now or hereafter be 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 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.