

ALSO: ALL that piece, parcel or tract of land, situate, lying and being near Ware Place in the County of Greenville, State of South Carolina and known and designated as a 30.00 acre tract as shown on plat entitled "Property of W. A. Harrison" prepared by C. O. Riddle dated November, 1975 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a stone at the joint front corner of property now or formerly of Ollie Rice Estate (which stone is on the line of property now or formerly of Vester Chapman) and running thence S. 76-22 E., 932 feet to an iron pin in or near a creek; thence with said creek or branch as the line S. 37-10 W., 146.7 feet and S. 63-20 W., 200 feet to an iron pin; running thence, leaving said branch S. 63-20 W., 81 feet to an iron pin; thence S. 67-50 W., 342.9 feet to an iron pin; thence S. 38-00 E., 400 feet to an iron pin; thence S. 80-20 E., 756 feet to an iron pin; thence S. 6-05 W., 931.4 feet to an iron pin; thence N. 80-19 W., 662.2 feet to an old iron pin; running thence N. 11-38 E., 605.8 feet to an old iron pin; thence N. 79-21 W., 782.4 feet to an iron pin and stone; thence N. 8-03 E., 1117.3 feet to a stone, the point and place of beginning.

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, clothes washers, clothes dryers, 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 in fee simple.

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 holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.
- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.
- (4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.
- (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advances by the Government shall relieve Borrower from breach of his covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.