

053

situate, lying and being in Oaklawn Township, County of Greenville, State of South Carolina, said tract of land lying on the western side of U. S. Highway No. 25, and containing 96.44 acres, more or less, and being designated as Tract "A" on that certain plat made by John C. Smith, Registered L. S., dated June 19, 1962, duly of record in the Office of the R.M.C. for Greenville County, S. C., in Plat Book XX at Page 65, and being more particularly described as follows:

BEGINNING at the northeastern corner of the tract herein conveyed, said corner being the common corner of lands of J. B. Martin Estate and lands of Willie chasteen, said corner being located on the western side of U. S. Highway No. 25, thence along the western side of said highway, S. 18-15 W., 120.9 feet to an iron pin corner, thence continuing along said Highway S. 10-15 W., 13.5 feet to a corner; thence leaving said Highway N. 87-35 W., 565.0 feet to an iron pin corner, thence S. 28-44 W., 513.6 feet to an iron pin corner; thence N. 73-18 W., 2,379.0 feet to an iron pin corner; thence N. 01-50 E., 1,020.4 feet to an iron pin corner; thence N. 1-39 E., 900.3 feet to an iron pin corner; thence along a creek, the following courses and distances; S. 68-38 E., 200 feet to a corner; thence N. 81-42 E., 90 feet to a corner; thence S. 83-38 E., 94 feet to a corner; thence N. 86-07 E., 100 feet to a corner; thence S. 42-08 E., 95 feet to a corner; thence S. 63-23 E., 90 feet to a corner; thence N. 86-52 E., 100 feet to a corner; thence S. 81-38 E., 100 feet to a corner; thence S. 88-15 E., 58.3 feet to an iron pin corner; thence leaving said creek and running S. 40-52 E., 1,147.2 feet to an iron pin corner; thence S. 54-58 E., 1,761.7 feet to the point of beginning. Being the same property conveyed to the Mortgagors herein by deed of John D. Nance and Ethlyn R. Nance recorded November 28, 1975 in Deed Book 1027 at Page 858.

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.
- (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
- (8) To keep the property insured as required by and under insurance policies approved by, delivered to, and retained by the Government.

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