

property of Nannie T. Smith made by H. S. Brockman, Surveyor, May 31, 1972) and being the northeast corner of the 50 feet street running south and southeast S. 3-00 W. 138 feet to an iron pin; thence continuing with the eastern side of the said 50 feet street, S. 31-06 E. 113 feet to an iron pin on the rear line of the said lot No. 11; thence with the rear line of Lots Nos. 3 through 11 as shown on said 1972 plat S. 83-16 E. 778.7 feet to an old iron pin, joint corner of the Massengale tract; thence with the Massengale line, S. 14-03 E. 381 feet to an iron pin on the northern bank of a water way; thence up the said water way N. 71-06 W. 104.8 feet to an iron pin in said water way; thence continuing with the water way, S. 89-28 W. 221.6 feet to an iron pin; thence continuing with said water way, N. 80-06 W. 237 feet to an old iron pin, joint corner of a tract of Mary Hart land; thence with the western line of Nannie T. Smith's tract and property of others, N. 31-06 W. 477.5 feet to an old iron pin, on the west margin of the said 50 feet street; thence continuing with the west margin on the said street (and the old original line) N. 3-00 E. 134 feet to an iron pin on the south margin of the said Pine Ridge Road; thence with the southern margin of said road, N. 82-39 E. 51 feet to the beginning corner, containing Six and Forty-Two one-hundredths, acres, more or less.

This being the same property conveyed to grantor by deed of Wilson M. Dillard and Inez H. Dillard dated December 29, 1978 to be recorded herewith.

ALL those certain parcels or lots of land located in Chick Springs Township, County of Greenville, near the City of Greer, at the Southwest corner of the intersection of Grove Street and Poplar Drive being shown and designated as Lots Nos. 42 and 57 on a plat of Pleasant Heights Development, recorded in Plat Book T pages 274 and 275 and having such metes and bounds as thereby shown.

The above said property is conveyed subject to protective covenants, easements, and rights of way, if any, of record or apparent on the premises. This is the same property conveyed to the grantor herein by deed of James Maude Burnett, et al, recorded September 16, 1974 in Volume 1006 at Page 728 in the R.M.C. Office for Greenville County.

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 Borrower's self, Borrower's 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 Borrower 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 by 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 advance by the Government shall relieve Borrower from breach of Borrower's 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 the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.