

recorded in the office of the Clerk of Court of Laurens County, S. C. in Plat Book _____ page _____.

Parcel No. 1-A: Containing fifty-eight and thirty one-hundredths (58.30) acres, more or less, in Laurens County, S. C., and being bounded on the north by lands of Stephens, on the east by lands of Godfrey and a county road, on the south by lands of Avery Patton and on the west by lands of Shamate and Stephens and being the same tract of land acquired by deed from Leonard Godfrey which is recorded in the Office of the Clerk of Court of Laurens County in deed book 118, page 567 and being more particularly described according to a plat thereof made by C. O. Riddle, Surveyor, in February, 1957, which is incorporated herein and made a part of this description and which is recorded in the Office of the Clerk of Court of Laurens County, S. C., in Plat Book _____, page _____.

Parcel No. 2-A: Lying in Laurens County, S. C., containing twenty-nine and ninety-six one-hundredths (29.96) acres, more or less, and being bounded on the west by lands of Avery Patton and the Pickle Branch Road, on the north by lands of J. W. Stephens, on the east by a county road and on the south by lands of R. L. Cooper and being the same tract of land acquired by deed from John W. Stephens which is recorded in the Office of the Clerk of Court of Laurens County in Deed Book 120 page 232 and being more particularly described according to a plat thereof made by C. O. Riddle, Surveyor, on August _____ 1957, which is incorporated herein and made a part of this description and which is recorded in the Office of the Clerk of Court of Laurens County, S. C. in Plat Book _____ page _____.

Parcel #3-A: Lying in Laurens County and containing thirty-two (32) acres, more or less, and being bounded on the north by lands of R. L. Cooper and Godfrey, on the east and south by land owners not designated and being the same tract of land acquired by deed from W. A. Patton which is recorded in the Office of the Clerk of Court of Laurens County in Book 118, page 598, and being more particularly described according to a plat thereof made by C. O. Riddle, Surveyor, in August 1957 which is incorporated herein and made a part of this description and which is recorded in the Office of the Clerk of Court of Laurens County, S. C., in Plat Book _____, page _____.

Parcel No. 4-A: Lying in Laurens County and containing nine and nine-tenths (9.9) acres, more or less, and being bounded on the north by parcel No. 3-A described in the preceding paragraph and on the east, south and west by undesignated landowners and being the same tract of land acquired from Ray Long by deed which is recorded in the Office of the Clerk of Court of Laurens County in Book 126, page 383, and being more particularly described according to a plat thereof by C. O. Riddle, Surveyor, in August 1957, which is incorporated herein and made a part of this description and which is recorded in the Office of the Clerk of Court of Laurens County in Plat Book _____, page _____.

This mortgage is executed in DUPLICATE, each of which shall be deemed an original, one of which is being filed for record in Greenville County and the other is being filed for record in Laurens County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto second party, its successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, and assigns, to warrant and forever defend all and singular the said premises unto the second party, its successors and assigns, from and against first party, his heirs, executors, administrators, and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if first party shall well and truly pay, or cause to be paid, unto second party, its successors or assigns, the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note and this mortgage and any other instrument securing said note, and comply with all the provisions of the Federal Farm Loan Act and all amendments thereto, and with the rules and regulations issued and that may be issued by the Farm Credit Administration, all of which are hereby made a part hereof, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid, first party covenants as follows:

1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except this mortgage.

2. First party will insure, and keep insured, as required by second party from time to time, all buildings now and hereafter on said land against such risks, in such form, in at least such amounts, and in such company or companies, as shall be satisfactory to second party, the loss, if any, to be payable to second party as its interest may appear, and will deliver to second party a policy or policies of insurance with mortgagee clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurance. At the option of first party, and subject to the regulations issued under the Federal Farm Loan Act or acts amendatory thereof or supplemental thereto, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings, and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as second party in its sole discretion may determine.