

distances, to wit: S. 23-31 W., 267 feet; S. 22-31 W. 434 feet; S. 13 W. 891 feet to stone; S. 41-33 W., 1402 feet to stone; S. 46-30 W., 327 feet to stone; thence S. 48-45 W. 1683 feet to stone; thence N. 46 W., 1918 feet to pin; thence S. 42 W., 2650 feet to stone, the point of beginning.

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The above described property contains 1106 acres, more or less. There is, however, excluded from the tract of 1100 acres a certain tract of land containing 6.46 acres, which was reserved in the deed of Jane B. Hart to David W. Osteen and Imogene T. Osteen, recorded in Deed Book 503, page 140. Reference is made to a plat of this reserved tract which is recorded in the RMC office for Greenville County, S. C., in Plat Book "HH", page 95. There is also excepted a tract of 3.82 acres, which has previously been conveyed by David W. Osteen and Imogene T. Osteen to J. C. Hill as Trustee by deed dated April 16, 1955, recorded in said RMC office in Deed Book 523, page 163, a plat of this property being recorded in said RMC office in Plat Book "II", page 113. There is also excepted from this conveyance Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 23, 24 and 25, of a subdivision known as Hart Valley Haven, a plat of which is recorded in the RMC office for Greenville County, S. C. in Plat Book "EE", page 137; the said lots having been previously conveyed to various grantees by David W. Osteen and Imogene T. Osteen.

Also excepted are certain lots which have been released by the mortgagee herein since the filing and recording of the original mortgage recorded in Mortgage Book 757, at page 145 of the Greenville RMC office.

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, 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 or conveyance of any part thereof or interest therein, including but not limited to payments for property taken by eminent domain—all of which are hereinafter called said property;

TO HAVE AND TO HOLD said property unto the Government and its assigns forever.

BORROWER for himself, his heirs, executors, administrators, successors and assigns, WARRANTS THE TITLE to said property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, AGREES TO PAY when due the indebtedness hereby secured and, so long as any such indebtedness remains unpaid, COVENANTS AND AGREES TO:

(1) pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against said property and promptly deliver to the Government without demand receipts evidencing such payments;

(2) keep said property insured as required by and under policies approved by, delivered to, and retained by the Government;

(3) maintain improvements in good repair and make repairs required by the Government; operate said 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 abandon said 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;

(4) if this instrument secures a "Farm Ownership" loan as identified in Farmers Home Administration regulations, personally operate said property with his own and his family labor as a farm and for no other purpose, and not lease said property or any part of it, unless the Government consents in writing to another method of operation or to a lease;