

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF NEW CUT ROAD 30 FEET FROM THE FRONT CORNER OF LOTS 26 AND 27 AND RUNNING THENCE THROUGH LOT 27 IN A SOUTH WESTERN DIRECTION 150 FEET TO A POINT, MEASURING 36.1 FEET FROM THE REAR IRON PIN DIVIDING LOTS 26 AND 27; THENCE TURNING AND RUNNING N 62-0 W, 36 FEET TO IRON PIN, BEING THE JOINT REAR CORNER OF LOTS 27 AND 28; THENCE ALONG THE LINE OF LOT 28 N 33-47 E, 135.3 FEET TO IRON PIN; THENCE N 66-25 E, 18 FEET TO IRON PIN ON NEW CUT ROAD; THENCE ALONG NEW CUT ROAD S 62-0 E, 26.5 FEET TO POINT OF BEGINNING.

ALSO: ALL THAT CERTAIN LOT OF LAND, WITH THE IMPROVEMENTS THEREON, LYING, BEING AND SITUATE IN FAIRVIEW TOWNSHIP, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND BEING KNOWN AND DESIGNATED AS LOT NO. 28 IN ACCORDANCE WITH PLAT ENTITLED "PART 3 OF MARY E. LEAKE PROPERTY", MADE BY LEWIS C. GODSEY IN 1960 AND REVISED BY WEBB SURVEYING & MAPPING COMPANY NOVEMBER 1, 1962 AND BEING MORE FULLY DESCRIBED IN ACCORDANCE WITH SAID PLATS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERN SIDE OF NEW CUT ROAD, JOINT FRONT CORNER OF LOT NO. 27 AND RUNNING THENCE ALONG THE CURVATURE OF SAID ROAD N 70-21 W, 50 FEET TO IRON PIN; THENCE N 5-22 W, 57 FEET TO IRON PIN; THENCE S 28-30 W, 112.5 FEET TO IRON PIN AND STONE; THENCE S 24-30 W, 62.7 FEET TO IRON PIN; THENCE S 62-0 E, 73.2 FEET TO IRON PIN; THENCE N 33-47 E, 135.3 FEET TO IRON PIN IN CURVATURE OF SAID ROAD, BEING THE POINT OF BEGINNING.

THE MORTGAGOR AND MORTGAGEE AGREE THAT ANY RANGES, REFRIGERATORS, OR CARPETING PURCHASED OR FINANCED IN WHOLE OR IN PART, WITH LOAN FUNDS WILL BE CONSIDERED AND CONSTRUED AS A PART OF THE PROPERTY COVERED BY THE MORTGAGE.

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, 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.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRENTS 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 lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of any annual charge, may be paid by the Government to the holder of the note as provided in the insurance endorsement for the account of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the advance was due to the date of payment to the Government.