

line of another branch; thence with the center of the branch as the line, the traverse line of which is N. 24-48 W. 274 feet to an iron pin; thence still along the center of the branch as the line, the traverse line of which is N. 42-17 E. 200 feet to an iron pin; thence further along the center of the branch as the line, the traverse line of which is N. 12-55 E. 300 feet to an iron pin; thence further with the center of the branch as the line, the traverse line of which is N. 15-28 E. 129 feet to an iron pin; thence further with the center of the branch as the line, the traverse line of which is N. 15-00 E. 107 feet to an iron pin at spring; thence N. 17-34 E. 389.4 feet to an iron pin; thence S. 76-06 E. 402.6 feet to an iron pin; thence S. 31-55 E. 143.5 feet to an iron pin; thence N. 58-05 E. 65 feet to an iron pin on the rear line of property reserved by Mrs. Estelle Gertrude Sizemore; thence along said rear line S. 23-35 E. 113.3 feet to an iron pin; thence along the south line of property reserved by Mrs. Estelle Gertrude Sizemore N. 74-40 E. 178.3 feet to an iron pin in the center line of Fairview Road (Old Neely Ferry Road); thence along the center of the said road S. 2-42 E. 249.5 feet to an iron pin in center of said road; thence further along center of said road S. 4-00 E. 286 feet to an iron pin at the point of beginning, containing 15.2 acres, more or less and being the major portion of property conveyed to J. E. Sizemore by deed of Mrs. Rosa Fowler dated January 3, 1950 as recorded in Vol. 399 at Page 201 and devised to Mrs. Estelle Gertrude Sizemore by will of the said James Earle Sizemore filed in the Office of the Probate Judge for Greenville County, South Carolina in Apartment 819 at File 23, who conveys the same to the mortgagors by deed of even date and to be recorded herewith.

ALSO:

All that piece, parcel or tract of land lying and being situate on the westerly side of Fairview Road (Old Neely Ferry Road) in Fairview Township, near the City of Greenville, in the County of Greenville, State of South Carolina and having according to plat of Roy L. McKee prepared by Jones Engineering Services, Greenville, South Carolina dated March 7, 1968, as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book UUU at Page 7, the following metes and bounds to wit:

BEGINNING at an iron pin in the center of Fairview Road at joint corner of other property owned by Mrs. Estelle G. Sizemore and shown on the said plat as being "Reserved" and running thence along the center of said Fairview Road N. 3-15 W. 250.6 feet to old nail in center line of road; thence with the center line of a ditch as the line S. 47-45 W. 429 feet to an iron pin; thence S. 31-55 E. 143.5 feet to an iron pin; thence N. 58-05 E. 311 feet to an iron pin in the center line of Fairview Road, the point of beginning, containing 1.67 acres.

The lien of this mortgage shall be primary in all respects except that it is junior and subordinate to the lien of that certain mortgage heretofore given by the mortgagors in favor of Fountain Inn Federal Savings & Loan Association upon the said 1.67 acre tract, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Vol. 908 at Page 284.

together with all rights, interests, easements, hereditaments and appurtenances thereto 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 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 lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay the Government any initial fees for inspection and appraisal, and any delinquency charges, now or hereafter 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 note and 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.