

iron pin; thence N. 45-39 W. 100 feet to an iron pin; thence N. 55-42 W. 100 feet to an iron pin; thence N. 70-14 W. 100 feet to an iron pin; thence N. 80-47 W. 100 feet to an iron pin; thence N. 87-02 W. 100 feet to an iron pin; thence S. 81-22 W. 100 feet to an iron pin; thence S. 72-42 W. 250 feet to an iron pin; thence S. 77-07 W. 100 feet to an iron pin; thence S. 88-05 W. 100 feet to an iron pin; thence N. 86-10 W. 100 feet to an iron pin; thence N. 80-47 W. 100 feet to an iron pin; thence N. 78-19 W. 100 feet to an iron pin; thence N. 81-16 W. 100 feet to an iron pin; thence N. 85-26 W. 100 feet to an iron pin; thence S. 88-51 W. 100 feet to an iron pin; thence S. 79-18 W. 100 feet to an iron pin; thence S. 76-08 W. 100 feet to an iron pin; thence S. 75-53 W. 100 feet to an iron pin; thence S. 81-45 W. 200 feet to an iron pin; thence N. 81-10 W. 100 feet to an iron pin; thence N. 58-58 W. 100 feet to an iron pin; thence N. 62-18 W. 100 feet to an iron pin; thence N. 45-59 W. 100 feet to an iron pin; thence N. 21-13 W. 100 feet to an iron pin; thence N. 4-06 W. 100 feet to an iron pin; thence N. 1-28 W. 200 feet to an iron pin; thence N. 0-28 W. 100 feet to an iron pin; thence N. 19-13 W. 100 feet to an iron pin; thence N. 35-13 W. 100 feet to an iron pin; thence N. 41-18 W. 77 feet to an iron pin in the center of bridge on State Road S 23-526 as it crosses the center of North Saluda River; thence in a southwesterly direction along the center of North Saluda River as the line, 450 feet, more or less, to the point of beginning.

ALSO

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, Bates Township, on the west side of Tugaloo Road (State Road No. 414) and the south side of Brooks Drive, near Bates Crossing and having according to a plat of survey made by T. T. Dill, Surveyor, August 26, 1950, entitled "Plat of Lot of C. C. Bates and G. T. Bates," the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwest corner of intersection of Tugaloo Road and Brooks Drive and running with said Tugaloo Road S. 01-37 W. 105 feet to an iron pin; thence continuing with said road S. 04-42 W. 105 feet to an iron pin; thence N. 67-49 W. 210 feet to an iron pin; thence N. 03-16 E. 210.3 feet to an iron pin on the south side of Brooks Drive; thence following Brooks Drive S. 67-53 E. 210 feet to the point of beginning.

The lien of this mortgage upon the tract last described above shall be junior and subordinate to that mortgage lien heretofore given by Paul Ray Ledford in favor of the United States of America, dated April 9, 1971 and recorded in Mortgage Volume 1186 at Page 295.

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 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 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 him 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 in 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 advances by the Government shall relieve Borrower from breach of his 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.