

ALSO;

ALL that piece, parcel, or lot of land with right of way containing .45 acres according to a plat of property for Blue Ridge Rural Water Company, Inc., (Gowansville Tank Site), prepared by Fred J. Hager, R.L.S., on March 30, 1972, and having according to said plat the following metes and bounds, to-wit:

Right-of-way description:

BEGINNING at a point approximately five miles from Landrum, S. C., in the center of S. C. Highway No. 14, said point being 112 feet South from the center line of S. C. Highway No. 11, and running thence due East 399.9 feet. Said right of way shall be (20) twenty feet in width. Said right of way shall be kept clear of all structures of any kind and is granted for the purpose of maintaining and installing a water line down said right of way and for ingress and egress to the property hereinafter described.

Description of .45 acres:

BEGINNING at an iron pin on the South side of said right of way 387.9 feet from the center line of S. C. Highway No. 11, and running thence N. 30 E. 140 feet to an iron pin; thence S. 60 East 140 feet to an iron pin; thence S. 30 W. 140 feet to an iron pin; thence N. 60 W. 140 feet to the beginning corner.

ALSO;

ALL those pieces, parcels, or tracts of land in the County of Greenville, State of South Carolina, between Bramlett Drive and Oneal Road, (S. C. Hwy. 101), approximately ten miles North of Greer, S. C., and being designated as Tract No. 2 on a plat for Blue Ridge Rural Water Company, Inc., (Pax Mountain Site) prepared by Fred J. Hager, R.L.S., dated March 30, 1972, and having according to said plat the following metes and bounds to-wit:

(See Addendum Sheet)

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.

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