

property now or formerly of Robinson N. 62-50 W. 1163 feet to a stake; thence with property now or formerly of J. J. Hart N. 85-06 E. 617 feet to a pipe; thence continuing N. 4-5 E. 1102 feet to an iron pipe; thence continuing N. 54-35 E. 2843 feet to an iron pipe; thence with the line of the tract of land hereinbelow described, formerly property of Gregg S. 39-24 E. 2251 feet to a stone, corner of property now or formerly of Reynolds & Cox; thence with the line of said property S. 51-13 W. 1415 feet to the beginning corner. This is the same tract of land conveyed to the mortgagor by W. Weldon Rogers & English B. Rogers by deed dated July 31, 1956, recorded in deed volume 568 page 362 of the RMC Office for Greenville County, S. C.

ALSO: All that tract of land in the county of Greenville, state of South Carolina, near the town of Marietta, S. C., containing 52.4 acres adjoining the northeast side of the above described tract of land shown on plat prepared by J. C. Hill, April 29, 1948 and having the following metes and bounds, courses and distances, to-wit:

Beginning at a stone in line of lands now or formerly of Cleveland & Gower and running thence with said line N. 33-00 W. 1314.72 feet to a point (poplar); thence N. 57-00 W. 924 feet to an iron pin in line of property now of J. J. Hart; thence with the line of said property S. 55-15 W. 849 feet to an iron pin formerly Speegle property; thence with the line of said property S. 39-24 E. 2251 feet to a stone in line of property now or formerly Cagle; thence with the line of said property N. 51-15 E. 957 feet to the beginning corner. This is the same tract of land conveyed to the mortgagor by E. Stewart Greay, Jr. by deed dated and recorded in deed vol page

TOGETHER with all and singular the rights, advantages, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto second party, its successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the second party, its successors and assigns, from and against first party, his heirs, executors, administrators, successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if first party shall well and truly pay, or cause to be paid, unto second party, its successors or assigns, the total indebtedness secured hereby, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note, any other instrument above referred to and this mortgage and any other instrument securing said note or other instrument above referred to, and comply with all the provisions of the Federal Farm Loan Act and all amendments thereto, and with the rules and regulations issued and that may be issued by the Farm Credit Administration, all of which are hereby made a part hereof, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid first party covenants as follows:

1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except this mortgage.
2. First party will insure, and keep insured, as required by second party from time to time, all buildings now and hereafter on said land against such risks, in such form, in at least such amounts, and in such company or companies, as shall be satisfactory to second party, the loss, if any, to be payable to second party as its interest may appear, and will deliver to second party a policy or policies of insurance with mortgages clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurances. In the option of first party, and subject to the regulations issued under the Federal Farm Loan Act or acts amendatory thereof or supplemental thereto, insurance funds may be used for reconstruction or repair of the destroyed or damaged insured buildings, and insurance funds not so used shall be applied on such part of the indebtedness secured hereby as second party in its sole discretion may determine.
3. First party will pay, when due and payable, all taxes, assessments and other charges that may be levied or assessed against said property, and all judgments and all other amounts that may be or become a lien thereon.
4. First party will keep in good order and condition, preserve, and repair, rebuild and restore all terraces, buildings, groves, orchards, fences, fixtures, shrubbery and other improvements, of every kind and nature, now on said land and hereafter erected or placed thereon that may be destroyed or damaged by fire, windstorm or otherwise, and will not permit the change, injury or removal thereof, will not commit or permit waste on said land, and will not, except with the written consent of second party, cut, use or remove, or permit the cutting, use or removal of, any timber or trees on said land for sawmill, turpentine or other uses or purposes, except for firewood and other ordinary farm purposes. First party will also preserve and keep in good order and condition all trees and timber now and hereafter growing upon the said property, and will at all times properly protect the trees and timber against loss or damage by fire, all to the satisfaction of the second party.
5. First party covenants that he will not perform any act which might impair or tend to impair the continuation on the property herein described of all crop allotments and average allotments now established or hereafter established on any of the property herein described.
6. Time is of the essence of the above recited note, of this instrument and of any other instrument secured hereby. If first party fails to comply with any covenant, condition or agreement in this instrument or in the said note or in any