

Richardson plat, was conveyed to Sarah Finley Bennett by L. F. Waldrop and Fannie Waldrop Cooper by deed dated February 24, 1953, recorded in Deed Book 474, page 99, R. M. C. Office, Greenville County. Tract number 8 of the Waldrop property also contains 24 acres and lies to the east of tract number 7 and is shown on the Richardson plat as the southeastern portion of the larger tract, was conveyed to Sarah Finley Bennett by Mrs. May Bennett by deed dated May 9, 1945, recorded in Deed Book 275, page 210, R. M. C. Office, Greenville County. The 52.45 acre tract which is shown as a triangular parcel lying to the east of the four parcels heretofore mentioned and shown on the Richardson plat to have a net acreage of 52.45 acres and is what remains of a 53.70 acre tract which was conveyed to Sarah Finley Bennett by Allie E. Garrison by deed dated October 25, 1946, recorded in Deed Book 302, page 212, R. M. C. Office, Greenville County with there having been conveyed out of this parcel a triangular lot of 1.25 acres at some point undetermined on the Richardson plat with it lying between the Old Georgia Road and a new Georgia Road and having been conveyed away to give access to the new road of properties lying to the north, with that small parcel being specifically excluded herefrom.

TOGETHER with all and singular the rights, members, 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, 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, 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 said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note and this mortgage and any other instrument securing said note, 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 mortgagee clause satisfactory to second party attached thereto, and will promptly pay when due all premiums for such insurance. At 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. Time is of the essence of said note and of this instrument. If first party fails to comply with any covenant, condition or agreement in this instrument or in the said note or in any reamortization, renewal, deferment, or extension agreement, second party may, at its option, exercise any one or more of the following rights, powers, privileges, and remedies:
  - (a) Perform any one or more of the covenants of first party in this instrument and in the said note, and all amounts advanced by second party in doing so shall be due and payable by first party to second party immediately without notice, and shall be secured by this instrument, and shall bear interest from the date of advance by second party at the highest rate authorized to be charged under the Federal Farm Loan Act, as amended.
  - (b) Declare all amounts secured by this instrument immediately due and payable without notice.
  - (c) Proceed immediately to foreclose this mortgage, and pursue such other remedies as may be authorized by law.