

thence with the line of said tract, S. 74-30 E. 492 feet to an iron pin on Moon-line; thence with that line N. 12-30 W. 574 feet to a stone; thence continuing with his line N. 3-30 W. 418 feet to a stake in center of County Road; thence with the center of said County Road N. 81-45 W. 1769 feet to the beginning corner, containing 18.63 acres.

Said premises being a portion of the property conveyed to Janie H. Rampey and Shannon H. McCall by William E. Pepper by deed dated September 16, 1946, recorded in Book of Deeds 299 at page 97, the said Shannon H. McCall having conveyed his undivided one-half (1/2) interest to the said Janie H. Rampey by deed dated May 26, 1947, and recorded in the said RMC office for Greenville County, in Deed Book 312, at page 331.

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, 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 or conveyance of any part thereof or interest therein, including but not limited to payments for property taken by eminent domain—all of which are hereinafter called said property;

TO HAVE AND TO HOLD said property unto the Government and its assigns forever. BORROWER for himself, his heirs, executors, administrators, successors and assigns, **WARRANTS THE TITLE** to said property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, **AGREES TO PAY** when due the indebtedness hereby secured and, so long as any such indebtedness remains unpaid, **COVENANTS AND AGREES TO:**

- (1) pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against said property and promptly deliver to the Government without demand receipts evidencing such payments;
- (2) keep said property insured as required by and under policies approved by, delivered to, and retained by the Government;
- (3) maintain improvements in good repair and make repairs required by the Government; operate said property in a good and husbandmanlike manner; comply with such farm-conservation practices and farm and home management plans as the Government from time to time may prescribe; and not abandon said property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes;
- (4) if this instrument secures a loan made under title I of the Bankhead-Jones Farm Tenant Act, as amended, personally and continuously reside on said property, personally operate said property with his own and his family labor as a farm and for no other purpose, and not lease the farm or any part of it, unless the Government should consent in writing to some other residence or method of operation or to a lease;