

This property being the same property conveyed to the mortgagor by Marvin R. Pollard dated May 20, 1964, in Deed Book 749, page 374.

SEE also my mortgage given to the United States of America, dated November 17, 1966, recorded in the RMC office for Greenville County, South Carolina, in Mortgage Book 1044, Page 640, which also secures the note referred to above.

ALSO all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, about three miles northwest of Greer, South Carolina, and being a small triangle cut out of the tract of land conveyed to me by deed from Margie Searcy Cook April 22, 1965, recorded in the office of the R.M.C. for Greenville county in Deed Book 772 at page 5, the said small triangle being added to the present lot of the grantee herein, and having the following courses and distance, to wit:-

Beginning on an old iron pin on the dividing line of the 11.5 acres tract and the 5.15 acres tract, the said iron pin being the eastern corner of the grantee's present lot, and runs thence N. 23-32 E. 106 feet to an iron pin, ~~new~~ corner; thence N. 72-30 W. 93.5 feet to an iron pin, new corner, on the said dividing line; thence with this dividing line, S. 20-00 E. 134 feet to the beginning corner, containing eleven one-hundredths (0.11) of one acre, more or less.

This property being the same property conveyed to the mortgagor by deed dated February 28, 1967.

See plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000, Page 55.

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, 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.

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 lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay the Government any initial fees for inspection and appraisal, and any delinquency charges, now or hereafter required by regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of any annual charge, may be paid by the Government to the holder of the note as provided in the note and insurance endorsement for the account of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the advance was due to the date of payment to the Government.