

BEGINNING on a stone (old corner) the Northeastern corner of the tract herein conveyed, and runs thence with the Flynn line, N 84-32 W, 2025.2 feet to a nail and stopper in the center of the county road (iron pin on each bank of road); thence N 84-45 W, 1333.4 feet to a point in the center of Rosen Creek (iron pin on East bank thereof at 15 feet); thence down and with the meanders of said creek as follows: S 27-35, 101.1 feet; S 41-05 W, 117.2 feet; S 12-43 E, 58.6 feet; S 36-33 E, 92 feet; S 18-14 E, 346 feet; S 6-16 W, 234 feet; S 67-51 E, 264 feet; S 31-19 E, 107 feet; and S 44-50 E, 405 feet to a stake in old creek bed; thence following the old creek bed as the line, S 15-58 E, 113.3 feet; S 51-42 E, 267 feet crossing county road to a stake; S 55-49 E, 360 feet; S 50-28 E, 125 feet; N 78-30 E, 105 feet; and S 72-36 E, 110 feet to an iron pin; thence N 64-30 E, 222 feet to an iron pin on the Northeast side of present run of Rosen Creek; thence N 64-30 E, 1890 feet to a stone (old corner); thence N 5-00 E, 580.2 feet to an iron pin; thence N 30 W, 151.8 feet to the beginning corner, containing 101.29 acres, more or less.

This being the same property conveyed to the mortgagors by deed of Mildred K. Berry dated July 26, 1966 recorded in the RMC Office for Greenville County, S. C. in Deed Book 821, Page 40.

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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.