

ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina in Fairview Township, in the Town of Fountain Inn, and being the Southeastern portion of Lots Nos. 1 and 2 on Plat of property of Gene A. Cook made by C. O. Riddle, Surveyor, February 8, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book VVV, Page 91, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin, joint corner with Lot No. 1, property now owned by Gene A. Cook, and property of Mrs. Volona P. Gray and on line of property of formerly Van R. Cook, now Gene A. Cook, said pin measuring a distance of 26.1 feet from an iron pin on a course of N 53-00 E, from the corner of property of formerly Van R. Cook, now Gene A. Cook, on the North side of Gulliver Street, and on line of property of Mrs. Volona P. Gray; and running thence with the joint line of the said Gray Property, N 26-35 W, 18.5 feet to an iron pin on said Gray Property line and on the Western line of said Lot No. 1, property of Gene A. Cook; thence across said Lot No. 1 and Lot No. 2, N 53-00 E, 246 feet, more or less, to an iron pin on the joint line of Lots Nos. 2 and 3, property of Gene A. Cook; thence S 37-00 E, 18.5 feet to an iron pin, ~~XXXXXX~~ corner of Lots Nos. 2 and 3, property of Gene A. Cook and on line of property of formerly Van R. Cook, now Gene A. Cook; thence with the joint line of property of formerly Van R. Cook, now Gene A. Cook, S 53-00 W, 246 feet to an iron pin, the point of beginning.

ALL that piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Greenville, in Fairview Township, in the Town of Fountain Inn on the Southeast side of Inn Circle, known and designated on plat entitled Property of Gene A. Cook, made by C. O. Riddle, February 1967, plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book VVV, Page 91, shown as the major portion of Lots Nos. ~~XXXXXX~~ 2 and all of Lot No. 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Inn Circle at the joint corner of Lots No. 1 and 2 and runs thence along the southeast side of Inn Circle N 53-00 E, 211 feet to an iron pin at the corner of Lot No. 22 of Inn Village; thence with the joint line of Lot No. 22 and Lot No. 3 and property of D. V. Nash and Mamie K. Nash S 37-00 E, 208.5 feet to an iron pin; thence S 53-00 W, 107 feet to an iron pin joint rear corner of Lots Nos. 2 and 3; thence with joint line of Lots Nos. 2 and 3 N 37-00 W, 18.5 feet to a point on said line; thence with a line through Lot No. 2 S 53-00 W, 107 feet more or less to a point on the line of Lots Nos. 1 and 2; thence along the joint line of Lots Nos. 1 and 2 190 feet to the point of beginning.

The tract of land last described above is junior to the lien of the mortgage given by Gene A. Cook to Mrs. Volona P. Gray in the original amount of \$3,750.00 recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1051, page 239.

*Gene A. Cook
Shirley M. Cook*

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.