

The above described property is the identical property conveyed to Albert C. Phelps by deed of J. P. Stevens & Co., Inc., dated April 30, 1952, and recorded in the RMC office for Greenville County, S. C., in Deed Book 455, at page 507, less, however, 0.25 acres conveyed by the Grantee therein to J. P. Stevens & Co., Inc., dated June 20, 1952, and recorded in the RMC office for Greenville County in Deed Book 459, at page 428, and being or pertaining

ALSO: all that piece, parcel or strip of land, triangular in shape and containing a fraction of 0.5 acres, situated, lying and being at Slater in the county of Greenville, State of South Carolina, and indicated as Parcel C on a Plat entitled "Map showing property owned by J. P. Slater Manufacturing Co. Slater, S. C." made by Pickell & Fiskell, engineers, Charleston, S. C. 1951, revised May 5, 1952, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Bates Bridge Road, (the apex of said triangular strip) and running thence along lines of property now or formerly belonging to J. P. Stevens & Co., Inc., 395.40 feet to an iron pin, thence S. 02° 29' 30" W. 285.00 feet to an iron pin, thence along the line of property conveyed to Albert C. Phelps by J. P. Stevens & Co., Inc., by its deed April 30, 1952, and recorded in the RMC office for Greenville County, S. C. 140.18 feet to an iron pin, the point of beginning;

The above described triangular strip is the same property conveyed to Albert C. Phelps by J. P. Stevens & Co., Inc., by its deed dated May 31, 1952, and recorded in the RMC office for Greenville County, S. C. in Deed Volume 459, at page 441, and lies adjacent to the 138 acre tract hereinabove described, and contains of the whole whole of said acreage 140.18

Said property is free from all encumbrances except for Real Estate Mortgages given to United States of America.

TOGETHER with all taxes, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues and profits thereof and revenues and income thereon, 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 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 change 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 "Farm Ownership" loan as identified in Farmers Home Administration regulations, personally operate said property with his own and his family labor as a farm and for no other purpose, and not lease said property or any part of it, unless the Government consents in writing to another method of operation or to a lease;
- (5) comply with all laws, ordinances, and regulations affecting said property;
- (6) pay or reimburse the Government for expenses reasonably necessary or incidental to protection of the lien and priority hereof and to enforcement of or compliance with the provisions hereof and of any instrument secured hereby (whether before or after default), including but not limited to costs of evidence of title and survey of said property, costs of recording this and other instruments, attorneys' fees, trustees' commissions, court costs, and expenses of advertising, selling, and conveying said property;