

property of Walter S. Griffin, et al; thence turning and running along the line of property of Leonard M. Todd, et al, N. 53-00 E. 110.6 feet to an iron pin on the western side of Williams Circle; thence continuing along said line N. 9-20 E. 127 feet to an iron pin in the center of Williams Circle; thence continuing with said line N. 64-03 E. 83.7 feet to an iron pin in the center of Williams Circle; thence turning and running and continuing along said line and through the center line of Williams Circle, S. 86-44 E. 404 feet to an iron pin in the center of Williams Circle, joint corner of the within described property and other property of said Todd, et al; thence turning and running S. 3-32 E. 175.6 feet to an old iron pin; thence turning and running S. 85-01 E. 194.7 feet to an old iron pin on the western side of Old Buncombe Road; thence turning and running along the western right of way of said Old Buncombe Road, S. 1-44 W. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of C. B. Martin, Jr. dated May 24, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1103 at page 273 on May 24, 1979.

The property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer. (Revised 8-3-77 - PN581).

This instrument also secures the obligations and covenants of Borrower set forth in Borrower's Loan Resolution (Loan Agreement) of May 24, 1979, which is hereby incorporated herein by reference.

This is a corrective mortgage and is executed by the borrower herein for the sole purpose of correcting the legal description as contained in the original mortgage executed by C. B. Martin, Jr. to the United States of America, acting through the Farmers Home Administration, dated February 6, 1970, and recorded in the RMC Office for Greenville County in Mortgage Book 1147 at page 511 on February 6, 1970, and does not secure any other notes or obligations on the within property other than the indebtedness secured by the said original mortgage.

Mortgagee's address: PO Box 10007, Greenville, SC 29603

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, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, 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 in fee simple.

BORROWER for Borrower's self, Borrower's 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 holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.
- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.
- (4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by Borrower when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.
- (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advances by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.
- (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
- (8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

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