TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or

appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto second party, his successors and assigns in fee simple forever. First party hereby binds himself, his heirs, executors, administrators, and assigns, to warrant and forever defend all and singular the said premises unto the second party, his successors and assigns, from and against first party, his heirs, executors, administrators, and assigns, and all other persons whomseever lawfully claiming or to

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents that if first party shall well and truly pay, or cause to be paid, unto second party, his successors or assigns the said debt or sum of money, with interest thereon as aforesaid, and shall perform all terms, conditions, and covenants according to the true intent of said note and this mortgage and any other instrument securing said note, and comply with all the provisions of Part 3 of the aforesaid Act of Congress and all amendments thereto, and with the rules and regulations issued and that may be issued by second party or his successors, acting pursuant to the aforesaid Act of Congress, or any amendments thereto, then this mortgage shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and effect.

FOR THE CONSIDERATION aforesaid, it is covenanted and agreed by first party to and with second party as follows:

- 1. First party is lawfully seized of said property in fee simple and has a perfect right to convey same; there are no encumbrances or liens whatsoever on said property except the same is lawfully seized of said property except the said property
 - this mortgage. 2. First party will use the proceeds of the loan secured hereby for the purposes specified by second party at the time the loan was approved.

3. 2. First party will induce and keep insured as may be required by second party from time to time all groves and orchards now on said property or that may hereafter be thereon against loss or damage by fire, windstorm, hail, frost, and/or freeze, and all buildings now on said property, and all buildings which may hereafter be creeted thereon, stainst loss or damage by fire or windstorm, in such form, such amounts, and in such company or companied, as shall be satisfactory to second party the loss if any, to be payable to second party as his interest may appear at the time off the loss. First party will deliver to second party the policy for policies of insurande with mortgage clause attached thereolosatisfactory to second party as his interest may appear at the property of the statement of the loss may be applied at the footnoment of second party may when due all prepiums for such insurance. If any grove or frehard shall be destroyed or damaged by fire or windstorm, the amount received in settlement of the loss may be applied at the option of second party may in his sole discretion determine or to the reconstruction or repair of the building so gestroyed or damaged by fire or windstorm, the amount received in settlement of the loss may be applied at the option of second party may in his sole discretion determine or to the reconstruction or repair of the building so gestroyed or damaged by fire or windstorm, the amount received in settlement of the loss may be applied at the option of second party of the indebtedness secured by this instrument as second party will pay all taxes, assessments, and other governmental charges, and all judgments, that has be five or against the property herein described price of the payable, and before they become delinquent, and will, on demand, furnish receipts to second party showing payment of the same.

All fixtures and improvements of every kind whitsoever now on said property or hereafter placed thereon, as well as the rules and regulations, send that may be issued by the Land onsent of second party or his most dely subscised is writing, and will not cause or purposes, except for firewood for use on said promises and other ordinary farm nurposes, without the writing consistent of second party are his now dely subscised in writing, and will not cause or permit any injury or change of any kind to or in any part of the premises, or any buildings, fences, fixtures, or improvements thereon.

First party will expend the whole of the loan secured hereby herein described, except as described in overant that, when the loan secured hereby is closed, there will be no outstanding and unsatisfied life or encumbrance of any native against the property herein described, except as described in overant one above or with the written consists of second party is half fail to procure and maintain insurance on said property as herein agreed, or after procuring the same, shall fail to pay the premium therefor, or if first party shall fail to hay any taxes, lieus, assessments, or judgments, or assemble that he same shall become due and payable, as herein agreed, or if first party shall fail to keep the buildings and improvements now on said land or hereafter placed thereon, in good order and condition, and any such event, second party may procure such insurance and pay the premium thereon, and may pay any unpud premium for insurance procured in a payable, as herein agreed, or if first party for insurance procured in a payable, as herein agreed, or if first party for insurance procured in a payable, as herein agreed, or if first party for insurance procured in a payable, and the payable and payable and introvements on said land in good order and condition, and any sums so paid or advanced by second party for insurance procured and payable, as the control of the payable and payable, and the payable and payabl party shall have the right immediately, at his option, to exercise any right, power, and privilege, and to pursue any remedy or remedies herein provided for in case of default, and any otners authorized by law.

9. In the event of any default by first party under the terms of this instrument, the entire debt secured by this instrument, including principal remaining unpaid and interest thereon, and all sums paid or advanced by second party for taxes, liens, assessments judgments, or announts (both principal and interest) constituting or sound by a line party of the party of the party of the party at once become due and payable without notice, and second party shall have the right to proceed forthwith to foreclose this mortgage. The party of the terms of the instrument, or any violation thereof, shall not be construed as a waiver of any similar or other net or nets, or omissions, or any subsequent time. Where, by the terms and conditions of the said note or of this instrument or of any other instrument securing said note, a day or time is fixed for the payment of any money or the perfermance of any obligation or agreement, the time stated enters into the consideration and is of the essence of the entire contract.

10. B. As further security for the payment of the note herein described and for the perfermance of all the terms, conditions, and covenants of said note and of this mortgage, first party hereby transfers, assigns, and sets over to second party, his successor and as a second party with the rents, issues, and profits of the said mortgaged premises unplaid and uncollected at the time of any default, and therefore and point filters and profit of the said mortgaged premises, and the crops sown or growing thereon, together with the said rents, issues, and profits arising thereform and hereby assigned, and hold the same subject to the order and direction of the court.

11. In the event said debt, or any part thereof, is established by or in any action for foreclosure of this mortgage, second party may also rec this mortgage shall be made; however, any agent or representative of second party may enter upon said premises at any time for the purpose of inspecting same of 105 any other purpose desired by second party.

2. All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law and may be pursued concurrently. All obligations of first party herein and herein under shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of first party; and all rights, newers, privileges, and remedies herein conferred upon and given to second party shall extend to and may be exercised and enjoyed by the successors and assigns of second party and by any agent, attorney, or representative of second party, his successors or assigns. Wherever the context so admits a requires, the singular number where used throughout this instrument shall include the plural, and plural shall include the singular, and the massurine shall include the feminine. In case of error or omission in this mortgage or the note which it secures, a mortgage and note to correct the same, dated as of this date, will be promptly executed by first party. WITNESS hand and seal , this the 6th day of October thirty three and in the one hundred and fifty eighth in the year of our Lord nineteen hundred andyear of the Sovereignty and independence of the United States of America. E. A. Coker (Seal) Signed, Scaled and Delivered in the Presence of: Elizabeth E. Beaty, Marian Moseley, STATE OF SOUTH CAROLINA, County of Greenville Marian Moseley, and made oath that he saw Personally appeared before me ____ the within named E. A. Coker, _____ sign, seal, and as ____ his ___ act and deed deliver the within mortgage; and that he, with ___ Elizabeth R. Beaty, witnessed the execution thereof. Sworn to and subscribed before me this the ______ 9th

day of ______198.3__ Marian Moseley, Elizabeth E. Beaty. (L. S.) Notary Public for South Carolina. STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER County of Greenville Elizabeth E. Beaty, , Notary Public for South Carolina, do hereby certify unto all whom it may concern Annie Coker, Oct. _____, ₁₉_**33** Elizabeth E. Beaty. Notary Public for South Carolina. October 9th ______19**33** at ______o'clock ______M.