

along the Vaughn line, S 44-50 W, 768.8 feet to an iron pin; thence continuing along the Vaughn line, S 48-20 W, 1013 feet to a point in the center of Peters Creek; thence up the meanders of Peters Creek, the said creek being the property line, the traverse lines being as follows, N 24-19 W, 96 feet, N 13-01 E, 155 feet, and N 15-01 W, 81.8 feet to an iron pin on the bank of said creek; thence along the land of now or formerly Phillips, N 40-45 E, 2569.3 feet to an iron pin on the Northwest side of Phillips-McCall Road; thence S 49-15 E, 11 feet to an iron pin in said road; thence along said road, N 41-45 E, 51.4 feet to an iron pin; thence S 43-00 E, 220 feet to an iron pin; thence S 41-44 W, 52.7 feet to an iron pin; thence S 43-54 E, 50.15 feet to an iron pin; thence N 40-44 E, 260 feet to an iron pin in the Greenville-Pelham Road; thence along said road, S 43-51 E, 331.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Walter L. Dean and Blanche M. Dean of even date, to be recorded herewith.

This being a portion of that tract of land shown on that plat entitled Property of W. L. Dean, dated October 1958, made by C. O. Riddle, containing 34.90 acres, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM, Page 53.

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.