

center of a bridge on said Road; thence along the approximate center of said road, N. 70-00 E. 125.7 feet, S. 89-06 E. 90.0 feet, S. 76-01 E. 200.0 feet, S. 66-34 E. 258.8 feet and S. 67-21 E. 283.0 feet to the Beginning corner.

The within mortgage is junior in rank to the lien of that certain mortgage given by the Mortgagors herein to The Federal Land Bank of Columbia in the principal sum of \$58,000.00 and which said mortgage was recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1383, at Page 136 and re-recorded in said office in said Mortgage Book 1383, at Page 758. The within mortgage is also junior to the lien of that certain mortgage given by the Mortgagors herein to Bank of Greer, Greer, South Carolina, in the principal sum of \$13,000.00 and which said mortgage was recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1395, at Page 486.

The within property is the identical property passing to Sedalia Towery, now Sedalia G. Creasman, as will appear by reference to the Estate file of William C. Towery filed in the Office of Probate Court for Greenville County, South Carolina in Apartment 1284, at File 21. The said Sedalia G. Creasman also acquired an undivided interest in the above property by deed of the Honorable Frank P. McGowan, Master, by deed dated March 20, 1975 and recorded on the same date in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1015, at Page 803. William E. Creasman, Jr., has acquired a one-half undivided interest in said property by deed of Sedalia G. Creasman dated March 19, 1975 and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina on March 20, 1975 in Deed Book 1015, at Page 803.

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 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 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 him 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 his 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.