

County of Greenville, State of South Carolina on ~~BOOK 1372~~ ^{Page 41}
Slater Road containing 19.0 acres, more or less, as shown on survey
entitled "Property of William Stanley Youngblood" dated May 28, 1976
prepared by Jones Engineering Service and having according to said
survey the following metes and bounds, to-wit:

BEGINNING at a point in the center of Slater Road at the joint front
corner of property now or formerly of Brashier and running thence N. 72-
26 E., 32 feet to a point on or near the edge of Slater Road; thence
leaving said road and running N. 36-43 E., 133.3 feet to a point; thence
N. 40-32 E., 194.3 feet to a point; thence N. 55-45 E., 370.2 feet to a
point; thence N. 64-33 E., 133.9 feet; thence S. 88-14 E., 94.6 feet to
a point; thence S. 63-17 E., 165.4 feet to a point; thence S. 26-46 E.,
229.4 feet to a point; thence N. 73-38 E., 276 feet to a point; thence
N. 27-20 E., 420.6 feet to a point; thence N. 66-16 E., 210.6 feet to a
point; thence N. 65-25 E., 414.4 feet to a point; thence N. 63-07 E.,
276.3 feet to a point; thence N. 18-40 W., 60 feet to a point on or in
the North Saluda River; thence running with said river which is the
property line the following traverses and distances: N. 89-59 W., 344.2
feet; N. 76-05 W., 192.9 feet; S. 84-11 W., 390.3 feet; S. 59-28 W.,
723.8 feet; S. 53-34 W., 320.1 feet and S. 59-00 W., 713 feet to a point
in or on the center line of a bridge over North Saluda River; thence
along Slater Road S. 14-18 E., 77 feet; S. 35-13 E., 100 feet and S. 22-
58 E., 40 feet to a point in the center of Slater Road, point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
T. Walter Brashier dated June 30, 1976 and recorded in the R.M.C. Office
for Greenville County on July 2, 1976 in Deed Book at Page .

This is a second mortgage.

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 Gov-
ernment 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, delivered to, and retained by the Government.

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