

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 whomsoever lawfully claiming or to claim the same or any part thereof.

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, its 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 The Federal Farm Loan Act and all amendments thereto, and with the rules and regulations issued and that may be issued by The Federal Farm Loan Board and the Land Bank Commissioner, all of which are hereby made part hereof, 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 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. First party will insure, and keep insured, any buildings on said property, or which may hereafter be erected thereon, as may be required by second party or by the regulations of the Federal Farm Loan Board, and the Land Bank Commissioner, from time to time against loss or damage by fire or windstorm in an amount and in such company as shall be satisfactory to second party...
13. All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law and may be pursued concurrently.

WITNESS my hand and seal, this the first day of January

in the year of our Lord nineteen hundred and forty-four and in the one hundred and sixty-eighth year of the Sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: John B. Ridgeway (Seal), H. B. Mc Gowan (Seal), Helen H. Owens (Seal)

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Helen H. Owens and made oath that he saw

the within named John B. Ridgeway

sign, seal, and as his act and deed deliver the within mortgage; and that he, with H. B. Mc Gowan witnessed the execution thereof.

Sworn to and subscribed before me this the 12 day of January 1944 Notary Public for South Carolina. Helen H. Owens

STATE OF SOUTH CAROLINA, County of Greenville

RENUNCIATION OF DOWER

I, Helen H. Owens, Notary Public for South Carolina, do hereby certify unto all whom it may concern

that Mrs. Jessie H. Ridgeway, the wife of the within named John B. Ridgeway, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear, of any person or persons whomsoever, renounce, release and forever relinquish unto the within named The Federal Land Bank of Columbia, its successors and assigns, all her interest and estate, and also her right and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal this 12th day of January 1944 Notary Public for South Carolina. Mrs. Jessie H. Ridgeway

Recorded January 13th 1944 at 11:22 o'clock A.M.