

MORTGAGE OF REAL ESTATE

Form FSA-LE-187.38

9-28-37

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Security Administration

Tenant Purchase Division

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned Verge Sullivan (husband) and Carrie Abraham Sullivan (wife) of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, has become justly indebted to the United States of America, acting by and through the Secretary of Agriculture, pursuant to the provisions of Title I of the Bankhead-Jones Farm Tenant Act, hereinafter called Mortgagee, as evidenced by one certain promissory note dated the 10th day of October 1938, for the principal sum of Twenty-two Hundred One Dollars (\$2201.00), with interest at the rate of three per cent (3%) per annum, principal and interest payable and amortized in installments as therein provided; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of principal and interest at maturity, and any extensions or renewals thereof, and any agreements supplementary thereto and any additional indebtedness accruing to Mortgagee on account of any future advances or expenditures made as hereinafter provided, and the performance of each and every covenant and agreement of Mortgagor herein contained;

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the same matures or becomes due, and of any extension or renewal thereof, or of any agreement supplementary thereto and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Mortgagee the following described real estate situated in the County of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or tract of land situate, lying and being in Dunklin Township, Greenville County, S. C., lying and being about two miles West of the Augusta Road and containing, according to said plat of W. M. Nash, Engineer, 88 acres, more or less, and being more particularly described as follows:

BEGINNING at a stone in a road at corner of lands of Mrs. S. T. McKittrick and running thence S. 88 1/2 W. 4 chains to a stone corner of land of McKittrick and C. C. Hindman, formerly land of Charles Chapman; thence with said Hindman property S. 81 1/2 W. 2.33 chains to stone; thence still with said Hindman line N. 4-50 W. 47.85 chains to a stone corner of lands of E. M. Blythe; thence with said Blythe line N. 84 1/2 E. 25.20 chains crossing road to stone; thence still with said Blythe line S. 12 W. 16.20 chains to stone at corner of lands of Mrs. Sallie Davenport and E. M. Blythe; thence with said Davenport line S. 4 1/2 W. 29.10 chains to stone at corner of land of Mrs. S. T. McKittrick; thence with said McKittrick line crossing branch S. 61 1/2 W. 10.75 chains to stone in middle of road, the beginning corner; being bound on the North by lands of E. M. Blythe; East by lands of E. M. Blythe and Mrs. Sallie Davenport; South by lands of Mrs. S. T. McKittrick and West by lands of C. C. Hindman, formerly lands of Charles Chapman.

together with all rents, and other revenues or incomes therefrom and all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any wise incident or appurtenant, and all improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby warrant and forever defend all and singular the said property unto Mortgagee against every person whomsoever lawfully claiming or to claim the same, or any part thereof, and does hereby and by these presents covenant and agree:

1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which said property or the Mortgagee's rights and interests therein under this Mortgage of the indebtedness hereby secured, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.

2. Immediately upon the execution of this mortgage to provide, and thereafter continuously to maintain fire insurance policies and such other insurance policies as Mortgagee may then or from time to time require upon the buildings and improvements now situate or hereafter constructed in or upon said Property. Said fire and other insurance policies shall be deposited with the Mortgagee and shall be with compaines, in amounts and on terms and conditions approved by Mortgagee.

3. Personally and continuously to use said property as a farm, and for no other purpose; at all times to maintain said property in proper repair and good condition; to commit or suffer no waste or exhaustion of said property; neither to cut nor remove any timber therefrom, nor to

*See Stipulation Amending Mortgage, See R. E. M. Book 280, Page 87*

*Paid in full  
Statement is  
State of South Carolina  
County of Greenville  
City of Greenville  
State of South Carolina  
County of Greenville  
City of Greenville  
27076*