

MORTGAGE OF REAL ESTATE

38579 PROVISIONAL - JARRARD CO. - GREENVILLE

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATION
TENANT PURCHASE DIVISION
SUPPLEMENTAL

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

That, whereas the undersigned J. H. Hudson 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 Mortgage, as evidenced by one certain promissory note, dated the 12th day of June, 1939, for the principal sum of Seven Hundred and No/100 Dollars (\$700.00), with interest at the rate of three per cent (3%) per annum, principal and interest payable and amortized in installments as therein provided, the first installment of thirty and 28/100 Dollars (\$30.28) being due and collectible on the 31st day of December, 1939, the next succeeding thirty-eight installments, annually thereafter, and the fortieth installment, either thirty-nine years thereafter or forty years from the date of said note, whichever date is the earlier; 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 extension or renewals thereof, and any agreements supplementary thereto, and any addition indebtedness accruing to Mortgagee on account of any future 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 in the County of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or lot of land situate in the State of South Carolina and County of Greenville, Butler Township, adjoining lands of K. A. Bull, W. W. Smith, Ed Butler, and others, being a part of the tract of land formerly conveyed by Henry Stroud to M. S. Kendrix.

BEGINNING at a stake on Greenville-Pelham Road, thence N. 61-50 W. 160 feet to stone; thence N. 42 W. 509 feet to stone; thence N. 24-40 E. 330 feet to stone; thence N. 25-20 W. 364.5 feet to stone; thence N. 33 E. 1663 feet to stake in mouth of ditch on Big Rock Creek; thence S. 52-20 E. 185.5 feet to point; thence S. 85 E. 100 feet to ditch; thence N. 57 E. 100 feet to ditch bank; thence S. 15 E. 402 feet to stake; thence S. 42-30 W. 280.5 feet to stone; thence S. 39.15 E. 508.2 feet to stake; thence S. 33.15 E. 615 feet to stake in Greenville-Pelham Road; thence along said Road S. 37-30 W. 914 feet to stake in bend of Road; thence continuing along said road S. 56.15 W. 657 feet to the beginning corner containing 66 acres, and being designated as Tract No. 1 in plat prepared by H. S. Brockman, Surveyor, dated October 25th, 1933. Also all that certain piece, parcel or lot of land in said Township, County & State, containing 11 acres.

BEGINNING at stone, Sue Butler corner, thence N. 0.15 E. 662 feet to large stone; thence N. 54.15 W. 340 feet to Birch at or in Big Rock Creek; thence along meanderings of said Creek N. 45-45 E. 160.3 feet; thence N. 37 E. 100 feet; thence N. 41.30 E 200 feet; thence N. 86 E. 181.5 feet; thence S. 49.15 E. 197 feet to stone; thence S. 1.15 E. 1100 feet to oak in place of stone gone; thence N. 88.15 W. 387 to the beginning corner, bounded North by lands of Estate of Henry Stroud; East by lands of Estate of David Belton, South by lands of Sue Butler, and West by lands of Sue Butler together with 8 foot right of way from the Southeast corner to the Greenville-Pelham Road, and being designated as tract No. 2 on Plat of H. S. Brockman above mentioned.

This mortgage is given subject to the original mortgage of this Grantor to the United States, in the amount of \$3247, dated October 24, 1938, and recorded in Book 276, page 316, in the office of the Register of Mesne Conveyance in said County and State.

Being the same land that was conveyed to J. H. Hudson by a certain deed made by R. F. McKown Estate, dated and recorded simultaneously, with the original mortgage on this tract of land, 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 hereinafter 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:

Handwritten notes:
paid in full and... (Car Little 6)
Volume
South Carolina
Agriculture
Mortgage
11 acres, sold to Mrs. Miza Jans Kirby, see P.E. M. Book 340, Page 274.
For Release as to...