

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, Wilkcon Woods

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 19th day of October 1942, for the principal sum of Five Thousand Forty-six and No/100 Dollars (\$ 5,046.00), with interest at the rate of three per cent (3%) per annum, principal and interest payable therein provided, the first installment of Two Hundred Eighteen and 29/100 Dollars (\$ 218.29) being due and collectible on the 31st day of December, 1943, 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 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 Fairview Township, Greenville County, State of South Carolina containing 104.18 acres, more or less, and being known and designated as Tracts No. 2 and 3 of the property of The First Carolinas Joint Stock Land Bank of Columbia, according to a plat of survey made by A. I. Schisler, Surveyor, June 5, 1940, said plat being of record in the R. M. C. Office for Greenville County in Flat Book N, at page 7, and having according to said plat of survey, the following metes and bounds, to-wit:-

BEGINNING at a point in a road leading to Fountain Inn, South Carolina, said point being at the Southwest corner of lands of Fred S. Peden and G. A. Fowler, and running thence North 10 degrees 15 minutes West 1,460.3 feet to a point in the center of a road leading to Fountain Inn, South Carolina; thence continuing North 10 degrees 15 minutes West 1,036.1 feet to a point, said point being at the corner of lands belonging to Fred S. Peden and W. S. Peden; thence North 55 degrees 10 minutes East 1,054.5 feet to a stone; thence North 19 degrees 30 minutes West 344.5 feet to a stone; thence North 73 degrees 25 minutes East 737 feet to a point in the center of South Raburn Creek; thence with the meanderings of said South Raburn Creek, South 44 degrees 55 minutes East 219 feet to a point; thence South 31 degrees 40 minutes East 277 feet to a point; thence South 17 degrees East 201 feet to a point; thence South 6 degrees 50 minutes West 72.5 feet to a point; thence South 27 degrees 25 minutes East 145.5 feet to a point; thence South 38 degrees 40 minutes East 319.5 feet to a point; thence South 8 degrees 50 minutes West 119.5 feet to a point; thence South 25 degrees 35 minutes East 62 feet to a point; thence leaving said South Raburn Creek and running South 77 degrees 25 minutes West 187 feet to an iron pin; thence South 23 degrees 05 minutes East 659 feet to a stake; thence South 10 degrees 50 minutes East 124 feet to a stake; thence South 47 degrees 25 minutes West 285.7 feet to a point; thence South 66 degrees West 228 feet to a point; thence South 70 degrees 45 minutes West 225.5 feet to a point; thence South 82 degrees 35 minutes West 495.5 feet to a stake; thence South 19 degrees 20 minutes East 810 feet to a point in the center of a bridge over a road leading to Fountain Inn, South Carolina; thence with said road South 64 degrees 35 minutes West 939 feet to the point of beginning, being bounded on the Southwest and West by lands of Fred S. Peden; on the North by lands of W. S. Peden; on the Northeast by Tract No. 1; on the Southeast by lands of W. Stewart Peden and Tract No. 4, and by lands of G. A. Fowler. Being part of the property conveyed to The First Carolinas Joint Stock Land Bank of Columbia by deed of E. Inman, Master for Greenville County, South Carolina, Book of Deeds 215, at page 274.

For Release See R. E. M. Book 489, Page 393

For Release See R. E. M. Book 815 Page 239

Being the same land that was conveyed to Wilkcon Woods, Columbia by a certain deed made by The First Carolinas Joint Stock Land Bank of Columbia, dated October 24, 1942, and intended to be recorded simultaneously herewith;

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 appertaining, 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:

1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or the Mortgagee's rights and interests therein under this Mortgage or 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 companies 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 remove, or permit to be removed, gravel, oil, gas, coal or other minerals, except such as may be necessary for ordinary domestic purposes; promptly to effect such repairs to said property as Mortgagee may require; to institute and carry out such farming practices and farm and home management plans as Mortgagee shall, from time to time, prescribe; and to make no improvements upon said Property without consent by Mortgagee.

4. To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note, and in any extensions or renewals thereof, and in any agreements supplementary thereto, and in any loan agreement executed by Mortgagor on account of said indebtedness, and in this mortgage contained.

5. To comply with all laws, ordinances and regulations affecting said property or its use.

6. That the indebtedness hereby secured was expressly loaned by the Mortgagee to the Mortgagor for the purpose of purchasing this said property, and that the Mortgagee did use said moneys to purchase same.

7. The Mortgagee, its agents and attorneys, shall have the right at all times to inspect and examine said property for the purpose of ascertaining whether or not the security given is being lessened, diminished, depleted or impaired, and if such inspection or examination shall disclose, in the judgment of the Mortgagee that the security given or property mortgaged is being lessened or impaired, such conditions shall be deemed a breach of the covenants of the mortgage on the part of the Mortgagor.

8. That all of the terms and provisions of the note which this mortgage secures, and of any extensions or renewals thereof, and of any agreements supplementary thereto, and of any loan agreement executed by Mortgagor on account of said indebtedness, are hereby incorporated in and made a part of this mortgage as if the same were set out in full herein, and shall be construed with said Mortgage as one instrument.

9. That without Mortgagee's consent, no final payment of the indebtedness herein secured shall be made, nor shall a release of Mortgagee's interest in and to said property or lien be made, within five years from and after the date of the execution of this mortgage.

10. That all awards of damages up to the amount of the indebtedness of Mortgagor to Mortgagee in connection with any condemnation for public use of or injury to any of said property are hereby assigned and shall be paid to Mortgagee who may apply same to payment of the installments last to become due under said note, and Mortgagee is hereby authorized, in the name of Mortgagor, to execute and deliver valid acquittances therefor and to appeal in the name of Mortgagor or Mortgagee from any such award.