

TITLE TO REAL ESTATE

FORM FHA-187.38  
(10-11-46)

UNITED STATES DEPARTMENT OF AGRICULTURE  
FARMERS HOME ADMINISTRATION  
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS

That whereas the undersigned Woodrow W. Pressley and Annie G. Pressley of the County of Greenville, State of South Carolina, hereinafter called the Mortgagor, has become justly indebted to the United States of America, acting by and through the Administrator of the Farmers Home Administration, pursuant to the provisions of Title I of the Bankhead-Jones Farm Tenant Act, as amended hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 26th day of August, 1947, for the principal sum of Twenty Three Hundred Twenty Five Dollars (\$2325.00) with interest at the rate of three and one half per cent (3 1/2%) per annum, principal and interest payable and amortized in installments as therein provided, and in accordance with the terms thereof, the first installment shall be in the amount of \$1.00 payable on the 31st day of March, 1948; the next succeeding thirty-nine installments shall be in the amount of \$108.88 each, payable annually thereafter; and the final installment shall be in the amount of any remaining principal and interest payable forty years from the date of said note: 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 extensions or renewals thereof, or of any agreements 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 tract or parcel of land lying and situate in Township of Fairview, Greenville County, South Carolina, containing 61 1/4 acres, more or less, bounded now or formerly; on the North by lands of the estate of Mittie Putman and Lucian Gray; on the East by lands of W. E. Nash; on the South by lands of W. E. Nash and C. D. Nesbitt; and on the West by lands of John Blakely, more particularly described according to plat thereof made by James P. Willis, Surveyor, February 7, 1913, recorded in the office of the R.M.C. of said County in Book "R", Page 57, and having, according to said Plat the following metes and bounds, to-wit:-

BEGINNING at a stone at the Southeast corner of land of W. E. Nash and running thence with said Nash line, North 1 3/4 degrees East 16.65 chains to a stone; thence with line of Mittie Putman Estate, North 86 3/4 degrees West 35.30 chains to a stone; thence with line of John Blakely property, South 11 1/2 degrees, East 25.60 chains to a stone; thence along line of C.D. Nesbitt property, North 79 1/2 degrees, East 27.12 chains to the beginning corner.

Being the identical tract of land conveyed to the mortgagors herein by deed of C. B. Ramsey and Stella Ramsey to be recorded.

Being the same land that was conveyed to Woodrow W. Pressley and Annie G. Pressley by a certain deed made by C. B. Ramsey and Stella Ramsey dated August 26, 1947, 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 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.

( Continued - See: other side)

SATISFIED AND CANCELLED OF RECORD  
9 MAY 20 1957