

UNITED STATES DEPARTMENT OF AGRICULTURE  
FARMERS HOME ADMINISTRATION

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS

That whereas the undersigned, William A. Medlock

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 Mortgage, as evidenced by one certain promissory note, dated the 2nd day of April, 1948,

for the principal sum of Sixty-Five Hundred Five Dollars (\$6505.00), with interest at the rate of three and one half per cent (3½%) 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 \$304.63, payable on the 31st day of March, 1949; the next succeeding thirty-nine installments shall be in the amount of \$304.63 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 piece, parcel or tract of land, containing 122 acres, more or less, together with the buildings and improvements thereon, situate, lying and being in Dunklin Township, County of Greenville, State of South Carolina, on the waters of Horse Creek, known as the Old Chandler Place, adjoining lands now or formerly of Joseph A. McCollough, Mrs. Tinie Austin, J. R. Cothran and others, and having the following metes and bounds, to-wit:

BEGINNING at a stake in branch, 3x; thence south 65 degrees west 26.30 chains to a Hickory; thence south 13 degrees west 9.40 chains to a stone on road, 3XOM; thence south 54 degrees 30 minutes east 11.40 chains to a stone, 3X; thence south 18 degrees east 20.50 chains to a stone 3X; thence north 65 degrees east 8.70 chains to a stone 3X; thence south 50 degrees east 2.50 chains to a stone, 3XNM; thence north Zero degrees 40 minutes east 41.60 chains to a branch, 3XNM; thence with meanderings of branch in a northerly direction to the beginning corner.

Being the same land that was conveyed to William A. Medlock by a certain deed made by G. F. Taylor

dated April 2, 1948, 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.