

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 Henry
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 8th day of April, 1948, for the principal sum of Two Thousand Two Hundred Dollars (\$2,200.00), 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 \$103.03, payable on the 31st day of March, 1949; the next succeeding thirty-nine installments shall be in the amount of \$103.03 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 parcel or tract of land situate, lying and being in Grove Township, Greenville County, South Carolina, containing 56.80 acres according to plat made by W.J. Riddle, Surveyor, November 17, 1936, which plat is recorded in Plat Book U, at page 39, R.M.C. Office, Greenville, S.C., and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin near fork of branch in line of property of Charles Brown and running thence up the said branch, the traverse line being as follows: North 17 degrees West 145 feet to a point; thence North 22 degrees 15 minutes East 262 feet to a point; thence North 69 degrees East 280 feet to a point; thence North 4 degrees East 270 feet to a point; thence North 24 degrees 20 minutes East 468 feet to a point; thence North 10 degrees 15 minutes East 505 feet to an iron pin in branch; thence leaving branch and running South 80 degrees 40 minutes East along line of C. G. Gunter 1,654 feet to an iron pin; thence South 18 degrees 30 minutes West 1,220 feet to a persimmon tree; thence South 82 degrees 40 minutes West 630 feet to an iron pin; thence South 83 degrees 45 minutes West 610 feet to a stone; thence South 82 degrees 30 minutes West 657 feet to the beginning corner, being bounded on the North by property of C. G. Gunter, on the East by property of George Vaughn, on the South by property of Charles Brown and J. H. Charles Estate and on the West by branch and property of Lewis Cason.

Being the same land that was conveyed to William Henry

by a certain deed made by Mary E. Wilson dated Jan. 11 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.