

JAN 3 - 1956 129
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(Insured Farm Ownership Loan)

FILED
GREENVILLE CO. S. C.
BOOK 663 - 129
JAN 3 5 1956
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the parties to this instrument are the undersigned,

Loring B. Graddy

Kathleen H. Graddy

and
his wife
of the County of Greenville, State of South Carolina (hereinafter called
"Mortgagor"), and the United States of America, acting through the Farmers Home Administration, United States Department of
Agriculture, and its duly authorized representatives (hereinafter called "Mortgagee"); and

WHEREAS, Mortgagor has obtained a loan from Pilgrim Health and Life Insurance Company

a corporation (hereinafter called "Lender"), as evidenced by one certain promissory note (hereinafter called "instrument of
debt") payable to the order of Lender through Mortgagee, dated the 31st day of December, 1955,
for the principal sum of Nine Thousand Four Hundred Thirty and No/100 dollars (\$9,430.00), with interest at the rate of three and one-half percent (3 1/2%) per annum,
payable in amortized installments as specified therein over a period ending forty (40) years from the date of said instrument of debt; and

WHEREAS, Mortgagee has executed an insurance endorsement (hereinafter called "insurance agreement") insuring the
payment of said loan pursuant to the Bankhead-Jones Farm Tenant Act, as amended (7 U. S. C. 1000 et seq.), subject to the pro-
visions of that Act and the applicable regulations issued thereunder, and Mortgagor has agreed and hereby agrees to pay to
Mortgagee, as insurer of said loan, an annual loan insurance charge at the rate of one percent (1%) of the outstanding principal
obligation of said loan which shall include the outstanding balance of principal on the loan and all amounts paid by Mortgagee to
Lender pursuant to the insurance agreement as well as other amounts advanced or expended by Mortgagee for the account of
Mortgagor by reason of Mortgagor's failure to pay the same as hereinafter provided; the initial charge shall be paid simultaneously
with the insurance of said loan and shall cover the period from the date of loan closing to the next succeeding January 1; the next
and each succeeding charge shall be computed on the outstanding principal obligation remaining unpaid as of each January 1,
and shall be paid on or before the next succeeding January 1; and

WHEREAS, Mortgagor is desirous of securing Mortgagee against loss under its insurance agreement by reason of Mort-
gagor's failure to make prompt payment of said instrument of debt and the several installments of principal and interest at
maturity, or any extension or renewal thereof, and is desirous further of securing the prompt payment of the annual loan insur-
ance charge described above and any additional indebtedness to Mortgagee under this mortgage on account of advances or
expenditures made as hereinafter provided, and the performance of every covenant and agreement of Mortgagor contained herein
or in any other instrument executed by Mortgagor in connection with said loan or the insurance thereof by Mortgagee;

NOW, THEREFORE, in consideration of Mortgagee insuring said loan and in order to secure Mortgagee against loss under
its insurance agreement by reason of Mortgagor's failure to promptly pay or perform the obligations described or referred to
herein, 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: Tract No. 1: All that certain piece, parcel or lot of land situate,

lying and being in the State of South Carolina, County of Greenville in Dunklin Township, on
the north side of Saluda River containing 175.6 acres, more or less, and being more par-
ticularly described according to a plat of Property of Loring B. Graddy recorded in the
R. M. C. Office for Greenville County in Plat Book "II", page 73, as follows, to-wit:

BEGINNING at a stake on the north side of Saluda River, at the corner of property
now or formerly owned by J. E. Holliday, and running thence N. 7 E. 53.50 chains to stake;
thence S. 75 3/4 E. 23.64 chains to stone; thence S. 13 1/2 W. 9.83 chains to iron pin; thence
N. 67 E. 8.50 chains to walnut; thence S. 61 1/2 E. 6.64 chains to W. oak; thence S. 54 1/2
E. 1.73 chains to point on Cedar Shoals creek; thence with said creek as the line in a sou-
therly direction 18.20 chains to stone; thence S. 16 W. 4.70 chains to stone; thence N. 64 W.
2.64 chains to stake; thence S. 16 W. 27.85 chains to stone on bank of Saluda River; thence
with said river as the line in a westerly direction 41.48 chains, more or less, to beginning
corner. Less, however, a tract of five acres conveyed to Alleine Holliday by deed recorded
in the RMC Office for Greenville County in Vol. 270 at page 233, and less also a right of
way and easement for overflow of 1.99 acres as granted in deed recorded in Vol. 182 at page
148, to the Belton Light and Power Company, which easement gives them the right to flood
the large portion of the land in the original easement adjoining as shown by plat recorded in
the RMC Office for Greenville County in Plat Book D at page 177. The above described
property is the same conveyed to Loring B. Graddy by Mae N. Feaster by deed dated Jan.
17, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Book 427, page
265, a one-half interest therein having been conveyed by the said Loring B. Graddy to Kath-
leen H. Graddy by deed of even date herewith to be recorded.

Tract No. 2: All that piece, parcel or lot of land in Dunklin Township, Greenville
County, State of South Carolina, and more particularly described as follows: BEGINNING
at a stone on Saluda River, running thence N. 21-15 E. 1958.4 feet to stone 3xo; thence S.
82-40 W. 1621 feet to pine at creek; thence with creek to the following courses and distan-
ces; N. 26-0 E. 100 feet; N. 34-0 E. 100 feet; N. 20-15 E. 100 feet; N. 25-0 E. 100 feet;
N. 35-0 E. 100 feet; N. 19-30 E. 100 feet; N. 37-0 E. 100 feet; N. 34-0 E. 100 feet; N. 10-
45 E. 100 feet; N. 13-30 E. 82 feet; N. 5-0 W. 237 feet; thence N. 28-0 E. 104 feet; thence
N. 28-30 W. 100 feet; thence N. 69-0 W. 169 feet to fork of creek and branch; thence in
northerly direction along the meanderings of Cedar Shoals Creek to a stone on bank; thence
S. 30-30 W. 338 feet to stone; thence N. 62-0 W. 176.5 feet to stone 3xo; thence S. 15-0 W.
1583 feet to point on Saluda River; thence with the river the following courses and distances;

State of South Carolina
County of Greenville

The debt hereby secured is paid in full and the lien of this instrument is
satisfied.

Executed this 14 day of February 1964, pursuant to delegation of authority
appearing in Title 6 C.F.R. Part 300 (24 F.R. 7719).

Witness: The United States of America

James Cooley By: James F. Silbeath

County Supervisor

18th DAY OF February 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:46 O'CLOCK A. M. NO 23387