

# REAL ESTATE MORTGAGE FOR SOUTH CAROLINA (INSURED INDIVIDUAL FO, LH OR SW LOAN)

MAY 4 10 49 AM 1962

KNOW ALL MEN BY THESE PRESENTS, Dated May 4, 1962

WHEREAS, the undersigned HUBERT PITTS

residing in Greenville County, South Carolina, whose post office address is

Route #1, Fountain Inn, South Carolina herein called "Borrower,"

are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture,

herein called the "Government," as evidenced by a certain promissory note, herein called "the note," dated May 1962,

for the principal sum of Ten Thousand and No/100 Dollars (10,000.00),

with interest at the rate of Five percent (5%) per annum, executed by Borrower and payable to the order of the

Government in installments as specified therein, the final installment being due on May 4, 1962 which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949, as amended; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured note, it turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government, will execute and deliver to the insured lender along with the note an insurance endorsement insuring the payment of the note fully as to principal and interest; and

WHEREAS, at all times when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the insurance endorsement will be entitled to a specified portion of the interest payments on the note, to be designated the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in lieu thereof; and upon the Government's request will assign the note to the Government should Borrower violate any covenant or agreement contained herein, in the note, or in any supplementary agreement; and

WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign the instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured lender, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance endorsement by reason of any default by Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, (b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warranty, the following property situated in the State of South Carolina, County (the

of Greenville

ALL that certain piece, parcel or tract of land, containing 27.2 acres, more or less, situate lying and being in Fairview Township, County of Greenville, State of South Carolina, being shown as all of Tract 2 on plat entitled "Property of Robert Farrow", prepared by C. C. Jones, Civil Engineer, in August 1952, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of the unnamed County Road leading to Fountain Inn, which point is the southeast corner of Tract 1; thence S. 1-45 W. 900 feet, more or less, to an iron pin; thence S. 70-00 W. 1188.5 feet, more or less, to an iron pin in the center of Rabur's Creek; thence along the center of said creek (the traverse course being N. 19-30 E.) 297 feet, more or less, to a point in the center of said creek; thence continuing along the center of said creek (the traverse course being N. 39-30 W.) 296 feet, more or less, to a point in the center of the bridge across said creek; thence along the center of said unnamed County Road the following courses and distances: N. 70-44 E. 106 feet to an iron pin; thence N. 56-16 E. 600 feet to an iron pin; thence N. 59-46 E. 300 feet to an iron pin; thence N. 63-06 E. 600 feet to an iron pin; thence N. 61-50 E. 220.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Robert L. Farrow, dated October 22, 1952, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 466 at page 177.