

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA (INSURED INDIVIDUAL FD. LH OR SW LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated July 6, 1962 WHEREAS, the undersigned Joe C. Burdette and Lois C. Burdette

of #1 Simpsonville, S.C. in Greenville County, South Carolina, whose post office address is R.F. #1 Simpsonville

are 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, hereinafter called "the note," dated July 6, 1962 for the principal sum of Five Thousand and no/100 Dollars (\$ 5,000.00 ) 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 July 6, 1962

WHEREAS, the Government, acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "Government," as evidenced by a certain promissory note, hereinafter called "the note," dated July 6, 1962 for the principal sum of Five Thousand and no/100 Dollars (\$ 5,000.00 ) 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 July 6, 1962

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, its terms, 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, 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 note, 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 or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indentured 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 so 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 warrants, the following property situated in the State of South Carolina, County (ies) Greenville

See Deed to Joe C. Burdette

- All that piece, parcel or tract of land in Austin Township, Greenville County, S. C. containing 44 acres, more or less, and being known as tract #4 of the lands of John Thomas Vaughn, deceased, beginning at a persimmon on branch and runs thence N 49 1/2 E, 17.00 chains to an ash on another branch; thence up said branch as the line 31.59 chains to a pine stump on branch; thence N 74 1/2 W, 6.12 chains to a stone; thence S 2 W, 12.00 chains to a stone on road to Simpsonville; thence S 41 1/2 E, 10.87 chains to post oak on branch; thence down said branch as the line 17.00 chains to persimmon, the point of beginning and being the identical lands conveyed to C. S. Templeton by J. A. Pollard by deed dated January 2, 1919 recorded in the RMC Office for Greenville County, S. C. in Deed Book 34 at page 198.
- All that piece, parcel or tract of land in Austin Township, Greenville County, S. C. on Horse Pen Creek, waters of Enoree River containing 9 acres, more or less, and beginning at a point at Horse Pen Creek at now or formerly C. S. Templeton's corner and on line of now or formerly S. H. Wood running thence N 41 1/2 W 5.50 chains along the Templeton line to the corner of now or formerly Baldwin's land; thence N 54 1/2 E, 2.24 chains to a stone; thence S 59 1/2 E, 2.24 chains to a stone; thence S 77 1/2 W, along Wood's line 2.07 chains to center of Horse Pen Creek near the bend; thence up the meanderings of said creek to the corner, this being the same property conveyed to C. S. Templeton by E. Mayfield by Deed dated December 10, 1934 and recorded in Deed Book 201 at page 262.

SATISFIED AND CANCELLED OF RECORD PAY OF R.W.C. ...