

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

RECORDED
R. M. O.
1965 NOV - 3 PM

KNOW ALL MEN BY THESE PRESENTS, Dated November 3, 1965

WHEREAS, the undersigned Joe M. Fowler, also known as Joseph M. Fowler

residing in Spartanburg County, South Carolina, whose address

is R-2, Campobello, South Carolina, hereinafter 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 Nov. 3, 1965, 1965,

for the principal sum of Eighteen Hundred Fifty and No/100 Dollars (\$ 1850.00),

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 Nov. 3, 1985, 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; 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, in

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; 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

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(ies)

of Spartanburg

All that piece, parcel or tract of land located, lying and being in the Township of Highland, County of Greenville, State of South Carolina, containing Nine (9) acres, more or less, and being more particularly described as follows: Beginning at old stone, corner of Clarence Belcher and Henry Runion land and running thence S. 74-50 E. 407 feet to a stake in ditch; thence S. 0-20 E. 843 feet to iron pin; thence S. 85-25 W. 463 feet to a maple old mark; thence N. 3-30 E. 476 feet; thence N. 3-00 E. 514 feet to the beginning corner. This is the same land conveyed to Annie Lee Lockhart by deed recorded in Book 451, page 59, RMC Office for Greenville County, S.C. This property was conveyed to Joseph M. Fowler by deed of Edward E. Braid and Daniel E. Braid dated December 10, 1953, and recorded in Deed Book 490, page 473, RMC Office for Greenville County, S. C., and by corrective deed to be recorded in said RMC Office.

ALSO: All that piece, parcel or tract of land lying and being in No. 1 School District, County of Spartanburg, State of South Carolina, containing Seven (7) Acres, more or less, and being more particularly described on a plat made for Dora Stone by J. Q. Bruce, Reg. Surv., dated March 23, 1962, and recorded in Plat Book 44, page 11, RMC Office for Spartanburg County. For a more particular description, reference is hereby directed to the aforesaid recorded plat. This is the same property which was conveyed by Dora Stone to Joe Fowler by deed dated April 18, 1962, and recorded in Deed Book 27-Z, page 278, RMC Office for Spartanburg County.

ALSO: All that piece, parcel or lot of land lying and being about six miles West of Campobello, S.C., in School District No. 1, County of Spartanburg, State of South Carolina, containing two acres, more or less, and being