

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

KNOW ALL MEN BY THESE PRESENTS, Dated November 22, 1965

WHEREAS, the undersigned J. H. SPEER

residing in Greenville County, South Carolina, whose post office address is
Route 3, Travelers Rest 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 November 22, 1965

for the principal sum of Ten Thousand Nine Hundred and No/100 Dollars (\$10,900.00),
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 November 22, 2005, 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 of all advances and expenditures made by the Government, with interest, as hereinafter described, and
at all times to secure the prompt payment of the note against loss under its insurance endorsement by reason of any default by Borrower, and (c) in any event
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 Greenville

ALL that piece, parcel or lot of land in Greenville Township, Green-
ville County, State of South Carolina, near Buncombe Road, and having
the following metes and bounds, to-wit:

BEGINNING at a stake at intersection of Creek and branch about 400
yards to south of Dr. J. E. McKinney's house and the Buncombe Road,
and running thence up the meanders of the right hand branch to stone
3x by persimmon in branch just above road that leads to J. T. McKinney's
house; thence with J. T. McKinney's line S. 25-3/4 W. 4.65 chains
to stone formerly R.O. 3x; thence S. 15 1/2 W. 33.70 chains to stone
3x by Hickory, Maple and Sweet Gum 3x of J. T. McKinney's and Harry
Poole's tract; thence S. 85 1/2 E. 4.40 chains to stake in creek by
small persimmon, Maple and Poplar; thence down the meanders of creek
to the beginning corner and containing 55.6 acres, more or less.

This is the same property conveyed to the mortgagor by deed of J. K.
Semones and Frances B. Semones, dated May 23, 1951, recorded in the
RMC Office for Greenville County, S. C., in Deed Book 435, Page 226.

(continued inside)