

**REAL ESTATE MORTGAGE FOR SOUTH CAROLINA**  
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated February 16, 1966  
WHEREAS, the undersigned Charles R. Davis and Barbara R. Davis

residing in Greenville County, South Carolina, whose post office address is  
RT. 3, Pelzer 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 February 16, 1966,  
for the principal sum of Twelve Thousand and No/100 Dollars (\$ 12,000.00),  
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 February 16, 1999, 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  
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(ies)  
of Greenville

ALL that piece, parcel or lot of land situate, lying and being in  
Grove Township, Greenville County, South Carolina, and, according  
to plat made by Jones Engineering Service, June 4, 1965, recorded  
in Plat Book III, Page 150, having the following metes and bounds,  
to wit:

BEGINNING at a point in the center of a County Road leading to  
the Augusta Road at the joint corner of Chandler property and  
running thence with the center of said Road as the line, N. 89-  
30 E., 158.4 feet; thence with line of other property of Frank  
Cole and Annelle R. Cole, S. 18-16 W., 389 feet to iron pin on  
line of Reid property; thence with line of said property, N. 84-  
15 W., 155 feet to iron pin on property of Fore Subdivision; thence  
with line of said property and with Chandler property, N. 18-30 E.,  
372 feet, containing  $1\frac{1}{4}$  acres.

This being the same property conveyed to Charles R. Davis and  
Barbara R. Davis by deed of Frank Cole and Annelle R. Cole dated  
June 17, 1965, recorded in the RMC Office for Greenville County,  
South Carolina in Deed Book 775, Page 568.

*Charles R. Davis*  
*Barbara R. Davis*  
Deed Book 157 page 793

11-3-94