

REC 1051969 28 AM '69
OLLIE FARNSWORTH
R.M.C.

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

KNOW ALL MEN BY THESE PRESENTS, Dated August 15, 1969
WHEREAS, the undersigned Charles Avery and Zora Mae Avery

residing in Greenville County, South Carolina, whose post office address is
Route #2, Pelzer South Carolina, herein called "Borrower,"

we (1a) 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

August 15 1969, for the principal sum of Fourteen Thousand and No/100

Dollars (\$ 14,000.00), with interest at the rate of six and one-fourth percent (6 1/4%) per annum, executed by Borrower
and payable to the order of the Government in installments as specified therein, the final installment being due on August 15, 2002,
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 all amounts payable to the insured lender in connection with the loan; and

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the
insurance endorsement may be entitled to a specified portion of the 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 endorse-
ment 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, including any provision for the payment of an insurance or other
charge, (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 with the buildings and improve-
ments thereon situate, lying and being on the westerly side of Cooley
Bridge Road, Oneal Township, Greenville County, South Carolina and
being the easterly portion of tract, containing 2.0 acres, more or less,
according to plat of property of George W. Arnold, prepared by W. J.
Riddle, Surveyor, October 20, 1923 as recorded in the R.M.C. Office for
Greenville County, South Carolina in Plat Book 00 at Page 129 and, having
according to said plat the following metes and bounds to wit:

Beginning at a point in the center of said Cooley Bridge Road and running
thence S. 74-15 W. 290.5 feet to a new pin; thence S. 16-15 E. 291.4
feet, more or less to a new pin, which new pin is 149.5 feet northeast
of the southwestern corner of the tract; thence N. 74-35 E. 320.5 feet
to a pin in the center of said Cooley Bridge Road; thence with the
Cooley Bridge Road N. 21.0 W. 295.5 feet to the beginning corner.