

FILED
GREENVILLE S.C.

SEP 11 1969
FARMERS
R.M.C.

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

KNOW ALL MEN BY THESE PRESENTS, Dated September 10, 1969
WHEREAS the undersigned Loring B. Graddy and Kathleen H. Graddy

residing in Greenville County, South Carolina, whose post office address is
Routa Three, Belton, South Carolina 29627, herein called "Borrower,"
are (a) 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

September 10, 1969, for the principal sum of Nineteen Thousand Five Hundred and No/100
Dollars (\$19,500.00), 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 September 10, 2009
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 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, 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
herby 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.

Tract No. 1 ALL that certain piece, parcel or lot of land situate, lying
and being in the State of South Carolina, County of Greenville, in Dunklin
Township, on the North side of Saluda River containing 175.6 acres, more
or less, and being more particularly described according to a plat of
Property of Loring B. Graddy, recorded in the RMC Office for Greenville
County in Plat Book II, Page 73, as follows, to-wit:

BEGINNING at a stake on the North side of Saluda River at the corner of
property now or formerly owned by J. E. Holliday, and running thence N 7
E, 53.30 chains to stake; thence S 75 3/4 E, 23.64 chains to stone; thence
S 13 1/2 W, 9.83 chains to iron pin; thence N 67 E, 8.50 chains to walnut;
thence S 61 1/2 E, 6.64 chains to W. oak; thence S 54 1/2 E, 1.73 chains
to point on Cedar Shoals Creek; thence with said creek as the line of a
southerly direction 18.20 chains to stone; thence S 16 W, 4.70 chains to
stone; thence N 64 W, 2.64 chains to stake; thence S 16 W, 27.85 chains
to stone on back of Saluda River; thence with said river as the line in a
westerly direction 41.48 chains, more or less, to beginning corner. Less,

See Subordination Agreement to this Mortgage, See R.C. Book 1136 Page 299