

RECORDING FEE
PAID \$ 3.50

BOOK 1337 PAGE 9

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated April 11, 1975
WHEREAS, the undersigned John T. S. Peden, Jr.

residing in Greenville County, South Carolina, whose post office address
is Route 1, Fountain Inn, South Carolina 29644
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 one or more certain promissory note(s) or
assumption agreement(s), herein called "note" (if more than one note is described below the word "note" as used herein shall be
construed as referring to each note singly or all notes collectively, as the context may require), said note being executed by Borrower,
being payable to the order of the Government in installments as specified therein, authorizing acceleration of the entire indebtedness at
the option of the Government upon any default by Borrower, and being further described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
March 6, 1968	\$11,300.00	5%	March 6, 2008
April 15, 1974	\$22,650.00	6.75%	January 1, 1981

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof
pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949.

And 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 this instrument without insurance of the note, this instrument shall secure payment of the note, but
when the note is held by an insured holder, 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 contract
by reason of any default by Borrower.

NOW, THEREFORE, in consideration of the loan(s) and (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 holder, to secure performance of Borrower's agreement herein to indemnify and
save harmless the Government against loss under its insurance contract 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 tract of land lying and being situate on the northeasterly
side of Hickory Tavern Road (also known as Neely Ferry Road), Fairview Township,
containing 17.9 acres and having according to plat of property of John T. S. Peden,
Jr., prepared by Lewis C. Godsey, R. L. S., March 3, 1967, as recorded in the R.
M. C. Office for Greenville County, South Carolina in Plat Book XXX at Page 53,
the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hickory Tavern Road (also known as
Neely Ferry Road), iron pin being 35 feet from iron pin on highway right of way
line, and running thence along the center of the said road S. 37-54 E. 327.6 feet
to an iron pin in the center of said road; thence continuing along the center of
said road S. 28-38 E. 837 feet to an iron pin in the center of said road at joint
corner with other property of J. T. S. Peden Estate; thence along said line N. 64-
01 E. 633.6 feet to an iron pin; thence further along the said boundary N. 17-11
W. 876.3 feet to an iron pin; thence further along said boundary S. 89-17 W. 658.3
feet to an iron pin; thence S. 66-45 W. 277.9 feet to an iron pin in the center of

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