UNITED STATES DEPARTMENT OF AGRICULTURE FARM SECURITY ADMINISTRATION TENANT PURCHASE DIVISION

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

That, whereas the undersign		més /			
of the county of Greenv 1	176				3.
acting by and through the Secre	tary of Agriculture, pursua	_ ·	e I of the Bankhead-Jones	s Farm Tenant Act, here	einafter called Mortgage
as evidenced by one certain pron sum of	nissory note, dated the Hundred Five and	16th day of	July		, 19-44 for the principa
(\$ <u>3605 • 00</u>),	with interest at the rate of	f three per cent (3%) per ar	nnum, principal and inte	erest payable and amor	tized in installments a
therein provided, the first install	ment of One Hund	red Fifty-five a	nd 95/100		Dollar
(\$.155.95) ing thirty-eight installments, an whichever date is the earlier; an WHEREAS, Mortgagor is d	ď			7	
any extensions or renewals there advances or expenditures made a NOW, THEREFORE, in c	of, and any agreements sup is hereinafter provided, and	pplementary thereto, and any the performance of each an	y additional indebtedness nd every covenant and ag	accruing to Morgagee greement of Mortgagor l	on account of any future herein contained.
any extension or renewal thereof, Mortgagor herein contained, M the following described real esta	or of any agreement supple fortgagor has granted, bar	ementary thereto, and to sec rgained, sold and released,	cure the performance of and by these presents doe	f each and every cove es grant bargain, sell and	enant and agreement of d release unto Mortgage
All that tract, par	cel or lot of la	nd situate, lyin	g and being in	the County of	Greenville, S
South Carolina, and st of the public road	in the ^B utler T I known as the P	ownship of said elham to Greenvi	County the ma	jon portion of d. and being m	which lies so ore particular
scribed as follows: BEGINNING at a poin					
operty of J. P. Griff ong the center of sa	fin intersects t	he center of said	d read; thence	in a southeas	terly direction
e center of said roas	d south 37 degre	es 69 st 231 feet	phence contin	nuing along the	e center of sa
ad south 60-3/4 degree an old road south 8	7 degrees east 3	27 feet to a stal	ke. Theme soul	th 50 degrees	west 2021 feet
ong the northwesterl ushy Creek; thence n	y lines of the A	repenty now ewas	d by Henry Smil	th and John Les	atherwood to
rth 545 degrees west	178 feet to an	iron pin in Brus	hy Øreek: then	eo-ferth-fut-de	especs-west-17
et-te-an-iron-pin-in	degrees 30 minu	hence north 35 d	egyees 15 minu	tes east 990 fe	eet to a P. O.
ump; thence north 69 st 1458 feet to a st					
minutes east 1300 for land is bounded on					
utheest by the unte	r land and said	Brushy Creek en	the northwest	by the Hant la	and and proper
P. Griffin; and on om Pelham to Greenvi					
de by W. P. Morrow, anty, South Carolina	dated/August 23,	1941, is record	ed in the publi	ic records of	said Greenville
rticular desdription	, containing acc	ording to said p	lat 76075 acres	s pere or les	
	y p	9		r /.	
Id	7 / =	4 - 5	1 799°		n sig of
Being the same land that as	wheyed to	Reid Jones			y a certain deci made by
simultaneously herewith:			ated	, , , , , , , , , , , , ,	intended to be recorded
together with all rents and othe belonging, or in any wise incid the use of the real property	er revenues or incomes the ent or appertaining, and a erein described all of whi	perrom, and all and singular ill improvements and person ich property is sometimes I	r the rights, members ial property now or be beremafter designated as	hereditaments and a reafter attached or "said property"	apputerances thereunto reasonably necessary to
TO HAVE AND TO HOI MORTGAGOR, for himsel said property unto Mortgagee a					end all and singular the
presents covenant and agree:					
 To pay, before the same which affect said property or t to Mortgagee, without demand, n 	eceipts evidencing such pay	yments.	X \$9 .		
 Immediately upon the expolicies as Mortgagee may ther Property. Said fire and other approved by Mortagee. 	cecution of this mortgage to or from time to time re- insurance policies shall be	to provide, and therefore conquire upon the buildings are deposited with the Mortga	ontinuously to maintain nd improvements now si agee and shall be with co	fire osurance policies a ituat or hereafter cons manies in amounts and	and such other insurance structed in or upon said on terms and condition
3. Personally and continuo and good condition; to commit	usly to use said property, or suffer no waste or ex	as parm, and for no oth	ner purpose, at all time	es to maintain said pro love any timber therefo	operty in Proper repa
3. Personally and continuo and good condition; to commit permit to be removed, gravel, or repairs to said property as Mor shall, from time to time, prescu	oil, gas, coal or other min tgagee may require; to the ribe; and to make no imp	ords, except such as may litute and carry out such for overments upon said Prope	be necessary for ordinal arming practices and far erty without consent by I	ry domestic purposes; rm and home managem Mortgagee.	promptly to effect suclent plant as Martgage
4. To perform, comply with renewals thereof, and in any a in this mortgage contained.	n and abide by each and ey greements supplementary	ery stipulation, agreement, of thereto, and in any loan as	condition and covenant in greement executed by M	1 said promissory of the lortgagor on appropriate	nd in my extensions of said in the edness, and
5. To comply with all law 6. That the indebtedness by that the Mortgagor did us said	s, ordinances and regulation ereby secured was express!	ns affecting said property o	or its use. to the Mortgagor for the	18 Warpose of prechasin	this said property, an
7. The Mortgagee, its agen whether or not the security gives of the Mortgagee that the security security security security security security security.	ts and attorneys, shall have if being lessened dimining given or property me	the right at all times to ished, depleted or impaired, ortgaged is being lessened	inspect and examine s and if such inspection- or impaired, such condit	aid promitto for the remainstion whall dion shall be demed a	puspose of ascertaining isclose, in the judgmen breach of the covenant
8. That all of the terms as supplementary thereto, and of this mortgage as if the sam	nd provisions of the note vany loan agreement execute	which this mortgage secures ed by Mortgagor on accou	s, and of any extensions nt of said indebtedness,	s or Schewals thereof, are hereby incorporate	and of any agreement
9. That without Mortgage in and to said property or lien	e's consent, no final paym	nent of the indebtedness he	erein secured shall be m		of Mortgagee's interes
	•		of the execution of this i		or man-Bagasa mission
	d property are hereby ass	f the indebtedness of Mortg signed and shall be paid to	gagor to Mortgagee in	mortgage. connection with any c	condemnation for publi

11. That if advances are made or expenses incurred by the Mortgagee which become an additional amount due to Mortgagee under the terms of this instrument, any payments received by Mortgagee thereunder after such advances or expenses become due shall be applied, first, to the payment of such advances or expenses with interest; Provided, however, that any payment made to Mortgagee during the continuance of any default hereunder may be applied to the extinguishment of any indebtedness hereby secured in such order as Mortgagee may determine, notwithstanding any provision to the contrary herein

12. That Mortgagor will record this mortgage at his expense in the office of the Register of Mesne Conveyances in said county.

or in said note or loan agreement contained.