

Form FHA-187.35
(Rev. 11-17-52)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, Joseph E. Wrenn and Helen S. Wrenn

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, has become justly indebted to the United States of America, acting through the Administrator of the Farmers Home Administration, pursuant to the provisions of title I of the Bankhead-Jones Farm Tenant Act, as amended, hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 25th day of May, 1954, for the principal sum of Eleven Thousand Four Hundred and No/100 - - - - - dollars (\$11,400.00), with interest at the rate of four percent (4%) per annum, payable in amortized installments as specified therein over a period ending forty (40) years from the date of said note; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of principal and interest at maturity, and any extension or renewal thereof, and any agreement supplementary thereto, and any additional indebtedness accruing to Mortgagee on account of any future advances or expenditures made as hereinafter provided, and the performance of each and every covenant and agreement of Mortgagor herein contained;

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the same matures or becomes due, and of any extension or renewal thereof, and of any agreement supplementary thereto, and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mortgagee the following-described real estate situated in the County of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or tract of land situate, lying and being on both sides of a County Road in Fairview Township, Greenville County, State of South Carolina and containing 135.4 acres, more or less, according to a plat of property of J. E. Wrenn, made by Lewis C. Godsey, Surveyor, dated March 29, 1954, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "HH", at page 45, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of a County Road at corner of property now or formerly of W. Balcomb and running thence along the center of said road, N. 83-08 W. 186 feet to a point in center of said road; thence N. 43-03 W. 388.7 feet to a stake; thence N. 62-15 W. 754.6 feet to an iron pin near the northeast side of the County Road; thence S. 30-24 W. 1549.4 feet to a stone; thence N. 87-10 W. 1075 feet to a stake 3xii on Rabon Creek; thence following the meanders of said Creek the following courses and distances, to-wit: N. 5-50 W. 114 feet; N. 56-17 W. 143.4 feet; N. 6-57 E. 167.4 feet; N. 22-07 W. 93.3 feet; N. 49-24 E. 578.7 feet; N. 61-50 E. 187.2 feet; N. 6-05 E. 227.3 feet; N. 25-42 E. 152.1 feet; N. 42-14 E. 261.7 feet to a stake corner of property now or formerly of Mrs. Ellison; thence N. 78-59 E. 370.3 feet to corner of well; thence N. 2-08 W. 446.5 feet to an iron pin in the center of County Road; thence N. 59-03 E. 2584.7 feet to an iron pin corner of property now or formerly of Hinson; thence S. 31-41 E. 867.4 feet to a stone corner of property now or formerly of Mrs. Ben Gault; thence along the line of Gault, S. 15-41 W. 1846.7 feet to a stake; thence N. 83-08 W. 210 feet to a pile of rocks; thence in a southwesterly direction 210 feet to the point of beginning.

Said property is bounded on the northeast by property of Hinson; on the east by property of Mrs. Ben Gault; property of W. Balcomb and property of Grace Balcomb; and on the south by a branch, and on the west partly by Rabon Creek and partly by property of Mrs. Ellison; and on the northwest by property of Hinson.

The above described property is the same conveyed to the Grantors herein by deed of Grace C. Woods, dated September 5, 1953 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 491, at page 373.