

UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATION
TENANT PURCHASE DIVISION
SUPPLEMENTAL

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

That, whereas the undersigned Leo Pace of the county of Greenville, State of South Carolina, hereinafter called Mortgagor, has become justly indebted to the United States of America acting by and through the Secretary of Agriculture, pursuant to the provisions of Title I of the Bankhead/Tenant Act, hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 16th day of May, 1939, for the principal sum of Five Hundred Seventy-Nine and 00/100 Dollars (\$579.00), with interest at the rate of three per cent (3%) per annum principal and interest payable and amortized in installments as therein provided, the first installment of Twenty-Five and 05/100 Dollars (\$25.05) being due and collectible on the 31st day of December, 1939, the next succeeding thirty-eight installments, annually thereafter, and the fortieth installments, either thirty-nine years thereafter or forty years from the date of said note, whichever date is the earlier; 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 extensions or renewals thereof, and any agreements 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, or 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 lot of land in Greenville County, South Carolina, in O'Neal Township on the Southwest side of the Old Buncombe Road, and having, according to a plat thereof made by W. A. Hester, Surveyor, November 10, 1922, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the Southwest side of the Old Buncombe Road, corner of property of J. C. Bradey, and running thence along the line of Bradey property S 36 1/2 W. 46.16 chains to an iron pin in branch in line of property of Connie Andrie; thence along the branch as a line in a northwesterly direction N 10 chains to a stake in line of property of R. H. McDonald; thence along said McDonald line N. 53-31 37.00 chains to an iron pin in the Southwest side of Old Buncombe Road; thence with said road S. 46 1/2 E. 5.78 chains to a point; thence still with said road S. 61-7/8 E. 7.53 chains to an iron pin, the point of beginning, containing according to said plat 53.52 acres, more or less, and being bounded on the East by lands of J. C. Bradey; on the Southwest by lands of Connie Andrie; on the Northwest by lands of R. H. McDonald, and on the North by the Old Buncombe Road and other lands of J. A. Farrar.

This mortgage is given subject to the original mortgage of this Grantor to the United States, in the amount of \$3862.00, dated October 4, 1938, and filed for record on October 4, 1938 and recorded in Book 276, at page 143, in the office of the Register of Mesne Conveyance, in and for said county and state.

Being the same land that was conveyed to Leo Pace by a certain deed made by J. A. Fowler, dated October 4, 1938, and recorded simultaneously with the original mortgage on this land together with all rents and other revenues or incomes therefrom, and all and singular the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appurtenant, and all improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby warrant and forever defend all and singular the said property unto Mortgagee against every person whomsoever lawfully claiming or to claim the same, or any part thereof, and does hereby and by these presents covenant and agree:

1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or the Mortgagee's rights and interests therein under this Mortgage or the indebtedness hereby secured, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.
2. Immediately upon the execution of this mortgage to provide, and thereafter continuously to maintain fire insurance policies and such other insurance policies as Mortgagee may then or from time to time require upon the buildings and improvements now situate or hereafter constructed in or upon said Property, Said fire and other insurance policies shall be deposited with the