

Form FSA-LE-187, 38

Rev. 2-24-39

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 undersigned, Claude D. Fisher 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-Jones Farm Tenant Act, hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 9th day of April, 1941, for the principal sum of Three Thousand Seven Hundred Thirty & No/100 Dollars (\$3,730.00), with interest at the rate of three percent (3%) per annum, principal and interest payable and amortized in installments as therein provided, the first installment of One Hundred Sixty-one & 36/100 Dollars (\$161.36) being due and collected on the 31st day of December, 1941, the next succeeding thirty-eight installments, annually thereafter, and the fortieth installment, 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:

(1) All that piece, parcel or tract of land situate, lying and being in Highland Township, Greenville County, State of South Carolina, and being more particularly described as follows: BEGINNING at a stone, common corner of A. G. Fisher, and lands belonging to the estate of J. O. Wingo on the public road leading from Greer to Campobello, which point is about one hundred (100) yards in a westerly direction from the boundary line between Spartanburg and Greenville Counties, and running thence South 5 degrees 33 minutes West 22.05 chains to a pine s X down; thence North 80 degrees 35 minutes West 12.08 chains to a stone on road leading from Greer to Campobello; thence with said road North 0 degrees 20 minutes West 8.44 chains to an iron pin, in or near the point where the road forks - one going to Gowansville and the other to Campobello; thence with the Campobello road North 31 degrees 45 minutes East 7.24 chains to a stake; thence still with said road North 61 degrees 22 minutes East 9.72 chains to the beginning corner, being known and designated as "Tract No.2" on a plat of property of John O. Wingo; deceased, prepared by J. H. Atkins, surveyor, August 7, 1922, and containing 20 1/4 acres, more or less, and bounded on the east by lands of A. G. Fisher, on the south by lands of A. G. Fisher, and on the west and north by tracts Nos. 3 and 1, as shown on the said Wingo plat.

(2) All that piece, parcel or tract of land situate, lying and being in Highland Township, Greenville County, State of South Carolina, and being more particularly described as follows:

BEGINNING at a stone on the road leading from Greer to Campobello, S. C. about forty (40) yards in an easterly direction from Middle Tyger River, and from the point where said road crosses said river at corner of property of C. E. Nodine and running thence with the line of said road North 5 1/4 degrees East 3.50 chains to a stake; thence North 34 1/4 degrees East 6.90 chains to a stake; thence North 73 1/4 degrees East 6.05 chains to a stake; thence North 82 degrees East 4.53 chains to a stake; thence North 57 1/4 degrees East 4.40 chains to a pin in said road, C. E. Nodine's corner; thence with Nodine's line South 73 1/4 degrees East 14.85 chains to a stake on line of property owned by A. G. Fisher; thence North 3 1/4 degrees East 7.88 chains to a pin, corner of J. O. Wingo estate lands; thence North 80 1/2 degrees West 30.74 chains to a stone; corner of Wingo lands; thence South 61 1/2 degrees West 18.60 chains to a stake on Middle Tyger River; thence along or near the bank of said river South 42 degrees East 18.53 chains to a Black Gum; thence North 85 1/2 degrees East 2.41 chains to a stone, the beginning corner; the said tract being bounded on the north and northwest by lands now or formerly belonging to the estate of J. O. Wingo; on the east by lands of A. G. Fisher; on the south by lands of C. E. Nodine; and on the southwest by Middle Tyger River, and containing 47 1/2 acres, more or less, according to a plat thereof prepared by J. H. Atkins, surveyor, on April 19, 1913.

Being the same land that was conveyed to _____ by a certain deed made by _____ dated _____, and intended to be recorded simultaneously herewith: