3.104

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 under | fsigned, | Rice Tucker | | | <u></u> |
|--|---|--|---|---|--|
| the county of Greenv | f11e , State of Secretary of Agriculture, p | South Carolina, hereinafter of | alled Mortgagor, has beco | me justly indebted to the ones Farm Tenant Act, h | United States of America, ereinafter called Mortgagec |
| evidenced by one certain | promissory note, dated th | ne 31st day oventy-FIVE AND NO | ofMay | | , 19 <u>41</u> , for the principal |
| 5,075.00 |), with interest at the r | rate of three per cent (3%) I HUNDRED NINETEEN | per annum, principal and AND 54/100 | interest payable and an | ortized in installments as Dollars |
| 219.54 thirty-eight installment |) being due and collect s, annually thereafter, and | tible on the 31st do the fortieth installment, ei | ay of December ther thirty-nine years the | reafter or forty years fr | , 1912, the next succeed- om the date of said note, |
| | r is desirous of securing t | he prompt payment of said to nts supplementary thereto, and, and the performance of ea | | | |
| NOW, THEREFORE, | in consideration of the s | said indebtedness and to secure supplementary thereto, and to ed, bargained, sold and rele | ire the prompt payment the | ereof, as the same matu | es or becomes due, and of evenant and agreement of |
| e following described rea All that certa | l estate situated in the con in piece, parce of South Caroli | unty of Gr 1 or tract of lar na. on both sides | eenville nd situate, lyin n of the County | g and being in Road and to the | of South Carolina, to-wit: the County of Southwest of Litt |
| bin Creek, cont | aining 92.70 ac made by W. J. R | res, more or less iddle. Surveyor. | , as shown on a February 13. 19 | plat of proper Ll. recorded in | Book page 91 |
| lowing metes an | d bounds, to-wi | t: | | | ng to said plat, the |
| running thence | with the cente | r of said Road, Ser of said Road. | South 24 degrees South 34 degree | 30 minutes East 158 fee | st 185 feet to a : to a stake, cornel |
| other lands of Cooper propert | J. A. Thomason | and R. L. Cooper | ; thence leaving ; to a stake in | the road and the Little Durbin (| long line of homa. Treek; thence with |
| d Little Durbin _feet; South 62 | Creek as the 1 degrees 30 min | ine the following autes East 346 fee | g courses and di et; South 64 deg | rees East 207 | 34 degrees kast Seet; North 4 degree |
| minutes East 77 | feet; North 77 | degrees East 249 | feet; South 45 | degrees 30 mi | nutes East 730 feet Kellett; thence |
| ving said creek | and along line | of property W. 1 | K Kellett. cros | sing the count | Road, South 51 as West 267 feet to |
| taire . thence So | inth 10 degrees | In minutes west | 322 feet to a si | ake, corner of | property of Henry a stake in line of |
| perty of Henry | C. Fowler; then | ce with said Row | er line, North | 36 degrees 30 | ninutes East 1,014 |
| nty Road, the b | eginning corner | degrees 15 minut Bounded on the | Worthwest by 1 | ands of H. C. | Fowler, and other |
| ds of Thomason | and Gooper; on | the Northeast by | Little Durbin | reek; on the S | outheast by lands o |
| | K | ed & a | | | |
| | | 13 2 13 3 1 | | | |
| A CONTRACTOR OF THE CONTRACTOR | 4 | 1 3 4 1 1 | | | |
| seing the same land that R. L. Cooper a | was conveyed toand J. A. Thomas | Rice Tuc | ker L., dated June 4. | 1941 , | _by a certain deed made by and intended to be recorded |
| imultaneously herewith; ogether with all rents an elonging, or in any wise | d other revenues or incoming incident or apperaining, | menthereisom, and all and | ngular the rights, men | bers, hereditaments an r hereafter attached to | 1 appurtenances thereunto or reasonably necessary to |
| he use of the real prope TO HAVE AND TO | o HOLD, all and singular | r, said property before men | oned unto Mortgagee and | its assigns forever. | |
| resents covenant and agi | ree: 1 N 1 | tors, administrators, success whomsoever lawfully claim | 7 | | |
| 1. To pay, before the which affect said property o Mortgagee, without den | same thall become deling y or the Murtgage's righ nand, receipts evidencing s | quent, all rexes, assessments, hts and interests therein un- such payments. | levies, liabilities, obligations der this Mortgage or the | ons and encumbrances of indebtedness hereby secu | f every nature whatsoever ed, and promptly to deliver |
| 2. Immediately upon olicies as Mortgagee ma | , 12 W | rtgage to provide, and there time require upon the build shall be deposited with the | after continuously to chain ings and improvements no Mortgagee and shall be wi | tain kee insurance polici w2 stuate or hereafter h companies in amounts | es and such other insurance constructed in or upon said and on terms and conditions |
| nnroved by Mortagee. | \ _ 'I\ | | S 0 . | - U | property in proper repair refrom, nor to remove, or es; promptly to effect such gement plans as Mortgagee |
| hall, from time to time, | prescribe; and to make | no improvements upon said | Property without coursent | Mortgagee. | |
| 4. To perform, compenewals thereof, and in this mortgage contained | ly with and abide by each any agreements supplement. | and every stipulation, agree entary thereto, and in any | ment, condition and vovel | bat in said promissory no | te, and in any extensions or |
| 6 That the indebted | all laws) ordinances and re ness hereby secured was e se said moneys to nurchas | egulations affecting said pro expressly loaned by the Mor | tgagee to the Mortgagor | or the purpose of purch | sing this said property, and |
| 7. The Mortgage it whether or not the securion the Mortgage that the | ts agents and attorneys, shifty given as being lessened ne security given of prop | nall hand the right at all tim I, diminished, depleted or im erty mostgaged is being les | es to inspect sing expressions paired, and if single series sened or impaired such as | ne said property for the tion or examination shabenditions shall be deeme | he purpose of ascertaining Il disclose, in the judgment I a breach of the covenants |
| 8. That all if the te | erms and provisions of the | e note which this mortgage executed by Mortgagor on full herein, and shall be con | secures, and of any exte account of said indebted | rasions or renewals there ness, are hereby incorp | of, and of any agreements |
| 9. That without Mo | ortgagee's consent, no fin- | al payment of the indebted ve years from and after the | ness herein secured shall date of the execution of | be made, nor shall a rel this mortgage. | ease of Mortgagee's interest |
| 10. That all wards use of or injury to any to become due under said appeal in the name of Mo | of damages up to the am of said property are her I note, and Mortgagee is ortgagor or Mortgagee fr | nount of the indebtedness of refly assigned and shall be hereby authorized, in the na privany such award. | Mortgagor to Mortgage paid to Mortgagee who me of Mortgagor, to exe | e in connection with a nay apply same to payn cute and deliver valid a | y condemnation for public ent of the installments last cquittances therefor and to |
| 11. That i Sdvanges | s are made or expenses | incurred by the Mortgagee | which become an addition | nal amount due to Mo | tgagee under the terms of first, to the payment of such It hereunder may be applied sion 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.