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B.

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, Maydee S | Smith | |
|--|--|-----------------------------------|
| of the county of Greenville , State of South Carolinacting by and through the Secretary of Agriculture, pursuant to the | na, hereinafter called Mortgagor, has become justly indebted to the United States of Ame the provisions of Title I of the Bankhead-Jones Farm Tenant Act, hereinafter called Mortg | erica, gagee |
| as evidenced by one certain promissory note, dated the 25th Four Thousand Forty-five and n | 1 day of June , 19 47 for the prin | icipal |
| (\$ 4.045.00) with interest at the rate of three p | per cent (3%) per annum, principal and interest payable and amortized in installment | ts as |
| (\$ -(4-77)) being due and collectible on the ? | Seventy-four and 99/100 Do Slst day of December , 1942, the next succession installment, either thirty-nine years thereafter or forty years from the date of said to | ceed- |
| WHEREAS, Mortgagor is desirous of securing the prompt pay | yment of said note, and the several installments of principal and interest at maturity, itary thereto, and any additional indebtedness accruing to Mortgagee on account of any furformance of each and every covenant and agreement of Mortgagor herein contained. | and uture |
| NOW, THEREFORE, in consideration of the said indebtedne | tess and to secure the prompt payment thereof, as the same matures or becomes due, and the thereto, and to secure the performance of each and every covenant and agreement sold and released, and by these presents does grant, bargain, sell and release unto Mortg | nt of |
| the following described real estate situated in the county of | Greenville, State of South Carolina, to | -wit: |
| | et of land in the County of Greenville, State of Soul | |
| | Town of Fountain Inn, and having the following meter | |
| | operty of Mrs. F. E. Bryson's estate made by W. J. Ri | |
| Surveyor, May 3, 1940, recorded in Boo County, South Carolina. | ok K, page 94 of the public records of Greenvi | ille |
| BEGINNING at a stake at the corner of | property of the Goldsmith Estate and Dave Sims Estat | te |
| | aid Goldsmith Estate property, South 24 degrees 51 m | |
| | property of H. H. Bryson; thence with said Bryson lin | |
| | feet crossing a road to a stake; thence South 60 degi | |
| 45 minutes East 343 feet to a stake; t | thence North 22 degrees 15 minutes East 562 feet to a | a _ |
| stake in line of Thackston's property; | thence with said Thackston line South 87 degrees 45 | 5 |
| minutes East 581 feet to a stake; then | nce North 56 degrees East 660 feet to a stake in line | e or |
| | od line South 62 degrees 30 minutes East 800 feet cro | |
| | egrees 30 minutes East 361 feet to a stake; thence No | |
| | o a stake in line of property of J. P. Kellett; then | |
| | property of Dave Sims Estate North 48 degrees 30 min | |
| | beginning corner, containing 83.12 acres, more or | , |
| | South Carolina) The debt hereby secur | |
| of this interest is not high | f Greenville) is paid in full and the Executed this 20 day of February 196 | 6 T |
| | ority appearing in Title 667R, Part 30 | |
| (24 F. R. 17/9). The United Star | tes of america by James F. Gilreath | 4 · |
| Being the same land that was conveyed to Maydee Smi | 1th Gounty Supervisor by a certain deed made | d <u>e</u> by |
| H. C. Brooks and W. S. Curry | | Order |
| simultaneously herewith; together with all rents and other revenues or incomes therefrom, belonging, or in any wise incident or appertaining, and all impre the use of the real property herein described, all of which prop | and all and singular the rights, members, hereditaments and appurtenances there overnents and personal property now or hereafter attached to or reasonably necessar perty is sometimes hereinafter designated as "said property"; | ry to |
| TO HAVE AND TO HOLD, all and singular, said property | 11 X AT IN MALANTANIA OF | |
| presents covenant and agree: | rators, successors and assigns, does hereby warrant and forever defend all and singular lawfully claiming or to claim the same, or any part thereof, and does hereby and by a first contract of the contract o | these |
| 1. To pay, before the same shall become delinquent, all taxes, which affect said property or the Mortgagee's rights and interest to Mortgagee, without demand, receipts evidencing such payments. | s, assessments, levies, liabilities, obligations and encumbrances of every nature whatso sts therein under this Mortgage or the indebtedness hereby secured, and promptly to de | eliver |
| policies as Mortgagee may then or from time to time require up Property. Said fire and other insurance policies shall be deposit approved by Mortagee. | upon the buildings and improvements now situate or hereafter constructed in continuitied with the Mortgagee and shall be with companies in amounts and on terms and continuities. | said litions |
| 3. Personally and continuously to use said property as a fa and good condition; to commit or suffer no waste or exhaustion permit to be removed, gravel, oil, gas, coal or other minerals, ex- repairs to said property as Mortgagee may require; to institute an | arm, and for no other purpose; at all times to maintain said moperty in proper on of said property; neither to cut nor remove any timber difference for remove except such as may be necessary for ordinary domestic surposes; at implication and carry out such farming practices and farm and them to the said Property without consent by Mortgage. Or pulation, agreement, condition and covenant at said promissory dots, and in any loan agreement executed by Mortgagor on account of said indebtedness, cting said property or its use. | repair re, or such gigee |
| 4. To perform, comply with and abide by each and every stip renewals thereof, and in any agreements supplementary thereto, in this mortgage contained. | pulation, agreement, condition and covenage of said promise or doing and in any loan agreement executed by Mortgagor on account of said indebtedness, | ns or , and |
| 5. To comply with all laws, ordinances and regulations affect 6. That the indebtedness hereby secured was expressly loaned | cting said property or its use. | , and |
| 7. The Mortgagee, its agents and attorneys, shall have the right whether or not the security given is being lessened, diminished, discount of the security given is being lessened. | ight at all times to inspect and examine said property for the purpose of ascerta depleted or impaired, and if such inspection or examination shall disclose, in the judg d is being lessened or impaired, such conditions shall be deemed a breach of the cover | aining gment |
| of the mortgage on the part of the Mortgagor. 8. That all of the terms and provisions of the note which the supplementary thereto, and of any loan agreement executed by I | his mortgage secures, and of any extensions or renewals thereof, and of any agreen Mortgagor on account of said indebtedness, are hereby incorporated in and made a | ments |
| of this mortgage as if the same were set out in full herein, and 9. That without Mortgagee's consent, no final payment of in and to said property or lien be made, within five years from | the indebtedness herein secured shall be made, nor shall a release of Mortgagee's int | terest |
| use of or injury to any of said property are hereby assigned a | ndebtedness of Mortgagor to Mortgagee in connection with any condemnation for p and shall be paid to Mortgagee who may apply same to payment of the installments zed, in the name of Mortgagor, to execute and deliver valid acquittances therefor an ward. | s last |
| 11. That if advances are made or expenses incurred by the this instrument, any payments received by Mortgagee thereund advances or expenses with interest: Provided, however, that any payments | ne Mortgagee which become an additional amount due to Mortgagee under the term der after such advances or expenses become due shall be applied, first, to the payment of ayment made to Mortgagee during the continuance of any default hereunder may be ap order as Mortgagee may determine, notwithstanding any provision to the contrary h | f such pplied |

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