	PONE FOA-LE-18/-38
	UNITED STATES DEPARTMENT OF AGRICULTURE FARM SECURITY ADMINISTRATION TENANT PURCHASE DIVISION
	REAL ESTATE MORTGAGE FOR SOUTH CAROLPHA
	KNOW ALL MEN BY THESE PRESENTS:
	That, whereas the undersigned, W. D. Tumblin and Lula Tumblin, his wife
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	of the county of Greenville , State of South Carolina, tereinafter coped 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 Varm Tenant Act, hereinafter called Mortgagee
	as evidenced by one certain promissory note, dated the 2nd day of August , 1943, for the principal sum of Four Thousand & No/100
	(\$ 11000.00 ), with interest at the rate of three per cent (3%) per contain, principal and interest payable and amortized in installments as
	therein provided, the first installment of One Hundred Seventy-three & 54/100 / Dollars
	(\$ 173.04 ) being due and collectible on the 31st way of December ), 19 44 the next succeeding thirty-eight installments, annually thereafter, and the fortieth hatallment, either thirty-nine fears 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 Mortgagoe 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 promot payment thereof, as it same matures or becomes due, and of any extension or renewal thereof, or of any agreement supplementary thereto and to secure the performance of 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 ofGreen's 112, State of South Carolina, to-wit;
	Unit No. 39, South Carolina Farm Tenant Security Project, Greenville County, South Carolina.
	A certain tract, parcel or lot of land in Greenville County, South Carolina, in South Carolina
	Farm Tenant Security Project of Farm Security Administration, United States Department of
	Agriculture, bounded on the North by land now owned or formerly owned by one Charles, on the
	East by a highway running between Fork Sheals and Greenville, South Porclina, on the South by
	lands owned and developed by the United States Covernment, designated as Units Nos. 3 and 38
	and on the West by land now owned or formerly owned by one cunter, and more particularly
	described as follows: Beginning at the point of intersection of the centerline of an asphalt
	surface road running between Fork Shoals and Greenville, South Caroling, with the center line
	of a County Road, said point of intersection being approximately three mixes from the Shows
	and fourteen miles from Greenville, thence running along the centerline of the said county
*	road South 48° 06' West 970.95 feet, thence South 700 450 West 589.30 feet, thence leaving
	said centerline and running North 05° 00' West 600.00 feet, thence North 88 17 30 West
	1185.10 feet to the centerline of a creek, thence along a traverse line west of the creek,
	the creek being the line North 10° 59! 26" West 632.48 feet to the centerline of said creek,
	thence leaving said creek and punning North 65° 81' 87" East 2728.98 feat, thence North 65°
	47' Bast 33.97 feet to the center line of the sach Asphalt road, thence along said centerline
	South 04° 16' 33" West 1545.55 feet to the point of parkining, centaining 79.231 somes, more
	or less.
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	IA. To pay, on demand, a pro rata portion to be determined by the Government as of the date of deed to the mortgagor, of any sum paid by the Government (pursuant to Section 2 of the Mat
OT.	operty and covering a period including the date of said deed.
	Mortgagee dated August 2, 1943 and intended to be recorded
	simultaneously herewith; together with all rents and other revenues or incomes therefrom, and all and singular the rights, members, hereditaments and appuritances thereunto belonging, or in any wise incident or appertaining, 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 sametimes hereinafter designated as "said property."
	TO HAVE AND TO HOLD, all and singular, said property seigne mentioned unto Mortgagee and its assigns forever.
i i	MORTGAGOR, for himself, his here exputors, administrators, successors and assigns, does hereby warrant and forever being all and singular the said property unto Mortgagee against every parson whomsoever lawfully claiming or to claim the same, or any part thereof, and does bereby and by these
	presents covenant and agree:

- 1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and accumulate to very nature whatsoever which affect said property or the Mortgagee's sights and interests therein under this Mortgage or the indebtedness herein sectors, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.

  2. Immediately upon the execution of time to time require upon the buildings and improvements now finate or Defeater constructed in or upon said Property. Said fire and other insurance policies shall be deposited with the Mortgagee and shall be with companies in amounts and on terms and conditions approved by Mortagee.

  3. Personally and continuously to use said property as a farm, and for no other purpose of the interest to maintain said property in proper repair and good condition; to commit or suffer no waste or exhaustion of said property; neither to put not remove any timber therefrom, nor to remove, or permit to be removed, gravel, oil, gas, road or otter minerals, except such as may be necessary from admirant and management plans as Mortgagee shall, from time to time, prescribe; and to make no improvements upon said Property without content by Mortgagee.

  4. To perform, comply with and abide by each and every stipulation, agreement, condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promissory note and in any extensions of the condition and coverant in said promis
- To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note, and in any extensions or renewals thereof, and in any agreements supplementary thereto, and in any loan agreement executed by Mortgagor on account of said indebtedness, and in this mortgage contained.
  - 5. To comply with all laws, ordinances and regulations affecting said property or its use.
- 6. REKEL ENGINEERING EXCLUSIVE CONTROL OF THE MOTTERS OF THE MOTTERS OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE MOTTERS OF THE MO of the mortgage on the part of the Mortgagor,
- 8. That all of the terms and provisions of the note which this mortgage secures, and of any extensions or renewals thereof, and of any agreements supplementary thereto, and of any loan agreement executed by Mortgagor on account of said indebtedness, are hereby incorporated in and made a part of this mortgage as if the same were set out in full herein, and shall be construed with said Mortgage as one instrument.
- 9. That without Mortgagee's consent, no final payment of the indebtedness herein secured shall be made, nor shall a release of Mortgagee's interest in and to said property or lien be made, within five years from and after the date of the execution of this mortgage.
- 10. That all awards of damages up to the amount of the indebtedness of Mortgager to Mortgagee in connection with any condemnation for public use of or injury to any of said property are hereby assigned and shall be paid to Mortgagee who may apply same to payment of the installments last to become due under said note, and Mortgagee is hereby authorized, in the name of Mortgagor, to execute and deliver valid acquittances therefor and to appeal in the name of Mortgagor or Mortgagee from any such award.