	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, W. P. Phillips and Emma, Phillips, John wife.
	of the county of Greenville, State of South Carolina, pereinafter cauled Mortgagor, has become just Indebted to the United States of America,
	acting by and through the Secretary Agriculture pursuant to the provisions of Title I of the Bankhead-Jones Rarm Tenant Act, hereinafter called Mortgagee
	as evidenced by one certain promisory note, days the 2nd August , 1943, for the principal
	sum of Three Thousand Hive Hundred & No 100 (\$ 3500.00
	One Hybridge of 12 12 12 000
	(\$ 151 41) being due and collectible on the 31st, day of December 19 the next succeeding thirty-eight installments annually thereafter, and the fortieth installment, either thirty-fine years the earlier; and
	WALEAS, Mortgagor is desirous of securing the prompt physical note, and the several installments of principal and interest at instinctive, and any expensions or reservals thereof, and any agreements supplementary thereto, and any additional indebtedness additional indebtedness addition to Mortgagee on account of any future advances or expenditures made as harmafter provided, and the performance of each and every coverage and agreement of Mortgager herein contained.
	advantes or expenditured made as herein contained, and the performance of each and every covenant and agreement of Morriagor herein contained.
	NOW TREEFORE in consideration of the said inhebtedness and to secure the prompt payment thereof, as the same matures of becomes due, and of any extendible or renewal thereof, or of any agreement supplementary thereto, and to secure the performance of each the every coverant 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 of the country of 10 Greenville Carolina, to-wit:
	(This is the actual description furnished by the District Edgineer (Office)
	South Carolina Form Tenant Security Greenville, County, South Carolina
A	lot on Fract of land in Greenville County, South Carolina, in South Carolina Farm Tenant Secur
AU	ministration. Nunited States Department of Agriculture V described as follows: "REGINATED at the
pe pe	int of intersection of the centerline of a County Read with the centerline of a road running tween Fork Shoals and Greenville, South Caroline Media point of intersection being approximate
	ires miles from rorg Snoals/and fourtess/miles from Greenville, thence running along the center
po	the said County Road Suth 480 06 Post 970.95 feet themse South 700 43' West 589.30 feet to int of beginning of the tract herethafter described, thence continuing along said centerline S
· •	21' West 1914.80 feet, thence South 660 44' West 1939.60 feet, thence South 550 42' West 255.9 enes South 840 53 West 285.70 feet thence leaving said centerline and running South 250 02'
٠.	9.50 feet, thenge fouth 280 18 Rest 381.10 feet, thence South 84 00 Best 653.85 feet to the
0	urses and distances. South /160/101 Fact 186 62 feet South 000 521 70 - 105 105 105 105 105 105 105 105 105 105
No	st 100.00 foot, South 120 391 30" West 380 00 foot, South 86 37' West 105.90 foot, South 350 2
	8t 138.00 feet. South 32 211 West 165.00 feet South 660 181 308 West 100 10 feet South 600 a
1 9	136" West 760.48 feet, thence North 650 181 Wall West 1311.98 feet, thence North 69 011 52" Was
	1941-14 Leet to the centerline of the said County Road, thence leaving said centerline and runni
	-14-39 The crown being one property line, the initialing courses and distances. South blue
wit.	MADO 1881, NOTICE TO UZI KAST A15 UD feet South Was 221 West 82 GD Feet to the bent at the
Ю	thence leaving said creek and running South 880 17: 30 East 1185.10 feet, thence South East 600.00 feet to the point of beginning containing 84.466 acres, more or less.

le	A. to pay, on demand, a pro rate portion to be determined by the Government as of the date of ed to the mortgagor, of any sum paid by the Government (pursuant to Section 2 of the Act of Ju
29 10	ed to the mortgagor, of any sum paid by the Government (pursuant to Section 2 of the Act of Ju. 1936 (49 Stat. 2036)) in lieu of taxes sinder an agreement or agreements including the Proper d covering a period including the data of said deed.
	Woht roshna / TV
	Mortgagee Sold Market August 27 1943 and intended to be recorded
	simultaneously herewith; together with all rents and other revenues or income the more and singular the rights members hereditaments and appartenances the mounts
	simultaneously herewith; together with all rents and other revenues or moones therefore, and all and singular the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appropriately improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described all of future property is sometimes hereinafter designated as "said property";
	TO HAVE AND TO HOLD and singular said property before mentioned unto Mortgages and its assigns forever.
4	MORTGAGOR, for himself, his neight executors administrators, successors and assigns, does hereby warrant and forever defend all and singular the said property unto Mortgagee against tree 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 Mortgagee and shall be with companies in amounts and on terms and conditions approved by Mortgagee.

approved by Mortagee.

- 3. Personally and continuously to use said property as a farm, and for no other purpose; at all times to maintain said property in proper repair and good condition; to commit or suffer no waste or exhaustion of said property; neither to cut nor remove any timber therefrom, nor to remove, or permit to be removed, gravel, oil, gas, coal or other minerals, except such as may be necessary for ordinary domestic purposes; promptly to effect such repairs to said property as Mortgagee may require; to institute and carry out such farming practices and farm and home management plans as Mortgagee shall, from time to time, prescribe; and to make no improvements upon said Property without consent by Mortgagee.
- 4. 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.

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- 7. The Mortgagee, its agents and attorneys, shall have the right at all times to inspect and examine said property for the purpose of ascertaining whether or not the security given is being lessened, diminished, depleted or impaired, and if such inspection or examination shall disclose, in the judgment of the Mortgagee that the security given or property mortgaged is being lessened or impaired, such conditions shall be deemed a breach of the covenants 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 acquiittances therefor and to appeal in the name of Mortgagor or Mortgagee from any such award.