

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

**REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(DIRECT LOAN)**

KNOW ALL MEN BY THESE PRESENTS, Dated November 6, 1963

WHEREAS the undersigned, John Wilton McCarter and Beth M. McCarter

residing in Greenville County, South Carolina,

whose post office address is Route 1, Fountain Inn, South Carolina, hereinafter called Borrower, are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, hereinafter called the Government, as evidenced by one or more certain promissory note(s) or assumption agreement(s), hereinafter called note(s), executed by Borrower and payable to the Government, containing covenants and agreements of Borrower in addition to the promise(s) to pay money, and authorizing optional acceleration of the entire indebtedness upon Borrower's breach of any covenant or agreement, said note(s) being described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
November 6, 1963	\$10,500.00	4 %	November 6, 1996

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NOW THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof and of any advances made hereunder and any renewals and extensions of any debt secured hereby, all with interest, and to secure the performance of every covenant and agreement of Borrower contained herein, in said note(s) or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign, unto the Government, with general warranty, and Dials Township

the following described property situated in the State of South Carolina, County (ies) of Greenville and Laurens, Fairview Township, approximately 3 miles Southwest of the Town of Fountain Inn, Tax District No. 65, and containing 28.75 acres, more or less, with the following metes and bounds, to wit:

BEGINNING at a Poplar tree on line of land formerly belonging to Ed Smith and on line of land owned by Kellett, running thence S. 28 W. 1.10 chains along the Kellett line; thence along the Kellett line S. 13 W. 1.87 chains to a point; thence S. 9 W. 1.90 chains to a point; thence S. 26 W. 5.00 chains to a point in road; thence S. 1 E. 9.00 chains along said road; thence N. 89½ E. 7.96 chains, up road leading by the residence site of the late D. T. Andrews, to a point in said road; thence N. 70½ E. 2.00 chains along said road to a point, Andrews land; thence N. 18 W. 6.32 chains along Andrews line to an iron pin; thence N. 70 E. 33.56 chains to a point, edge of road; thence N. 21 W. 1.18 chains to a stone, formerly Ed Smith line; thence along line of land formerly belonging to Ed Smith S. 83½ W. 34.39 chains to Poplar, the beginning corner.