

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

That whereas the undersigned Mr. Troy N. Thomason and Margie O. Thompson
of the County of Greenville, R. M. C. State of South Carolina, hereinafter called the Mortgagor,
has become justly indebted to United States of America as Trustee of the Assets of
the South Carolina Rural Rehabilitation Corporation, and/or The United
States of America, as lender,
a corporation organized and existing under the laws of _____, hereinafter called Mortgagee,
as evidenced by one certain promissory note, dated the sixth day of February, 1952,
for the principal sum of Seven Thousand Three Hundred and No/100 (\$7,300.00),
with interest at the rate of three percent (3%) per annum, principal and interest payable and amortized in install-
ments as therein provided, and in accordance with the terms thereof, the first installment shall be in the amount of
\$ 25.00 payable on the 31st day of March, 1952; the next succeeding thirty-nine
installments shall be in the amount of \$ 315.80, each, payable annually thereafter; and the
final installment shall be in the amount of any remaining principal and interest payable forty (40) years from the date
of said note; 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 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 prompt payment thereof, as the
same matures or becomes due, and of any extensions or renewals thereof, or of any agreements supplementary thereto,
and to secure the performance of each 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 of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or tract of land situate, lying and
being in the County of Greenville, State of South Carolina, on both sides
of the County Road and to the Southwest of Little Durbin Creek, contain-
ing 92.70 acres, more or less, as shown on a plat of Property of J. A.
Thomason and R. L. Cooper, made by W. J. Riddle, Surveyor, February 13,
1941, and having, according to said plat the following metes and bounds,
to-wit:

BEGINNING at a stake in the center of the County Road at the corner of
lands of H. C. Fowler, and running thence with the center of said road,
S. 24 degrees 30 minutes E. 185 feet to a stake; thence still with the
center of said road, S. 34 degrees E. 158 feet to a stake, corner of other
lands of J. A. Thomason and R. L. Cooper; thence leaving the road and along
line of Thomason and Cooper property, N. 40 degrees E. 995 feet to a stake
in Little Durbin Creek; thence with said little Durbin Creek as the line
the following courses and distances; S. 34 degrees 00 minutes E. 442 feet;
S. 62 degrees 30 minutes E. 346 feet; S. 64 degrees E. 207 feet; N. 4
degrees 45 minutes E. 77 feet; thence N. 77 degrees E. 249 feet; S. 45
degrees 30 minutes E. 730 feet; S. 0 degrees 30 minutes E. 170 feet to a
stake, corner of property of W. W. Kellett; thence leaving said creek and
along line of property of W. W. Kellett, crossing the County Road, S. 51
degrees 45 minutes W. 1,746 feet to a stake; thence N. 35 degrees 45
minutes W. 267 feet to a stake; thence S. 19 degrees 45 minutes W. 633
feet to a stake, corner of property of Henry Lancaster; thence with said
Lancaster line, N. 54 degrees W. 1,708 feet to a stake in line of pro-
perty of Henry C. Fowler; thence with said Fowler line, N. 36 degrees 38
minutes E. 1,014 feet to a stake; thence N. 26 degrees 15 minutes E. 389
feet to a stake in the center of County Road, the beginning corner.
Bounded on the Northwest by lands of H. C. Fowler and other lands of
Thomason and Cooper; on the Northeast by Little Durbin Creek; on the
Southeast by lands of W. W. Kellett, and on the Southwest by lands of
Henry Lancaster.

The plat above referred to appears of record in Plat Book "K", page 91,
R. M. C. Office for Greenville County, S. C.

Being the same land that was conveyed to Rice Tucker
by a certain deed made by R. L. Cooper and J. A. Thomason
dated June 4, 1941, and intended to be recorded simultaneously herewith; together with
all rents and other revenues or incomes therefrom, and all and singular the rights, easements, hereditaments and appur-
tenances thereunto belonging, or in anywise 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
is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its successors
and assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby warrant and
forever defend all and singular the said property unto Mortgagee against every person whomsoever lawfully claiming
or to claim the same, or any part thereof, and does hereby and by these presents covenant and agree: