

**REAL ESTATE MORTGAGE FOR SOUTH CAROLINA**  
(INSURED INDIVIDUAL FO, LH OR SW LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated July 13, 1962  
WHEREAS, the undersigned, Joe W. Sweeney and Beatrice P. Sweeney

residing in Greenville County, South Carolina, whose post office address is  
Route #2, Simpsonville South Carolina, herein called "Borrower,"  
are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture,  
herein called the "Government," as evidenced by a certain promissory note, herein called "the note," dated July 13, 1962  
for the principal sum of Sixty-Three Hundred and No/100 Dollars (\$ 6300.00),  
with interest at the rate of Five percent ( 5 %) per annum, executed by Borrower and payable to the order of the

Government in installments as specified therein, the final installment being due on July 13, 2062, which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; and  
WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1961, or Title X of the Housing Act of 1949, as amended; and  
WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured note, it turns, will be the insured lender; and  
WHEREAS, when payment of the note is insured by the Government, the Government, will execute and deliver to the insured lender along with the note an insurance endorsement insuring the payment of the note fully as to principal and interest; and  
WHEREAS, at all times when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the insurance endorsement will be entitled to a specified portion of the interest payments on the note, to be designated the "annual charge"; and  
WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in lieu thereof, and upon the Government's request will assign the note to the Government should Borrower violate any covenant or agreement contained herein, in the note, or in any supplementary agreement; and  
WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign the instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured lender, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance endorsement by reason of any default by Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof, and any agreements contained therein, (b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warranty, the following property situated in the State of South Carolina, County (ies) of Greenville

ALL that piece, parcel or lot of land with all improvements thereon, containing approximately 78.40 acres, situate, lying and being in Fairview Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 on plat of property of Grace Sweeney, Joe Sweeney and Henry Sweeney, made by C. O. Riddle, registered land surveyor, in April 1960, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book RR at Page 43 and having according to said plat the following description:

BEGINNING at an iron pin in the center of a county road at joint corner of Lots 2 and 3 and running thence with the line of Lot 2 S. 29-44 W. 332.1 feet to an iron pin; thence S. 53-46 W. 86 feet to an iron pin; thence N. 81-00 W. 146 feet to an iron pin; thence S. 74-59 W. 64.5 feet to an iron pin; thence S. 35-10 W. 800 feet to an iron pin; thence S. 26-30 W. 1582.5 feet to an iron pin in a county road; thence with the said county road and beyond S. 61-25 E. 1645 feet to a stone; thence N. 10-13 E. 2097.4 feet to an iron pin; thence N. 30-58 E. 684.8 feet to an iron pin near a county road; thence along the county road N. 26-11 W. 531.5 feet to an iron pin in the center of an intersection of the county road with a road to the Unity Church; thence along the county road S. 78-06 W. 153.2 feet; N. 65-19 W. 100

*For Release See R. E. M. Book 1205 Page 120.  
For Release of 1.0 Area to This Mortgage see R. E. M. Book 1122 page 392 dated 3-2-61*