

USDA-FHA  
Form FHA 427-1 S. C.  
(Rev. 4-20-66)

Position 5

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA  
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated November 22, 1966  
WHEREAS, the undersigned Carroll E. Epps

residing in Greenville County, South Carolina, whose post office address is  
Route # 1, Taylors, South Carolina 29687, 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 November 22  
19 66, for the principal sum of Eleven Thousand Six Hundred and No/100

Dollars (\$ 11,600.00), with interest at the rate of five & three-fourth Percent (5-3/4) per annum, executed by Borrower  
at the rate of one-half percent (1/2) per annum, and payable to the order of the Government in installments as specified therein, the final installment being due on November 22, 1999  
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 V of the Housing Act of 1949; 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, in turn, 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 ~~to the order of the Government~~ and

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the  
insurance endorsement may be entitled to a specified portion of the ~~payments~~ 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; 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 endorse-  
ment 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 endorse-  
ment 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 ex-  
penditures 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 ~~of~~ of Greenville

ALL that piece, parcel, or lot of land situate, lying and being in  
O'Neal Township, County of Greenville, State of South Carolina, con-  
sisting of one (1) acre more or less some three and a half (3 1/2) miles  
in a southeasterly direction from Tigerville, South Carolina, and  
being a portion of the property of William W. Epps, more particularly  
described by a plat of lot of William W. Epps for Carroll E. Epps,  
prepared by Terry T. Dill, registered Civil Engineer and Surveyor for  
Greenville County, recorded in the RMC Office for Greenville County,  
South Carolina, in Plat Book GGG, Page 448, and having according to  
the said plat the following metes and bounds, to-wit:

BEGINNING at a point 345 feet from the corner of the lot of Clarence  
L. Epps in a southeasterly direction on the Old State Road, South  
Carolina Highway 253, and being on the Northeastern side of said  
Highway, and running N 44-40 E, 200 feet to a point; thence S 45-20 E,

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FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 12 PAGE 653

SATISFIED AND CANCELLED OF RECORD  
5 DAY OF Jan 1973  
Dennie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:58 O'CLOCK P M. NO. 19316