

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

Position 5

FILED
GREENVILLE CO. S. C.
BOOK 1058 PAGE 105
MAY 19 5 05 PM 1967
OLLIE B. WORTH

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

KNOW ALL MEN BY THESE PRESENTS, Dated May 19, 1967
WHEREAS, the undersigned H. Bruce Ayers and Mary Ann G. Ayers

residing in Greenville County, South Carolina, whose post office address is
Route 4, Box 314, Piedmont, South Carolina 29673, 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
May 19, 1967, for the principal sum of Seven Thousand and No/100

Dollars (\$ 7,000.00), 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 May 19, 2007,
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 as to principal and interest; 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 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; 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 (S.C.) of Greenville

ALL that piece, parcel or lot of land in Grove Township, Greenville
County, State of South Carolina containing 144.07 acres, more or less,
according to plat entitled property of Bruce Ayers made by Carolina
Engineering & Surveying Co., dated March 11, 1967, recorded in the RMC
Office for Greenville County, South Carolina in Plat Book 000, Page
139, and having, according to said survey, the following metes and
bounds, to-wit:

BEGINNING at a point in Bakers Creek on line of Campbell's land and run-
ning thence along Campbell's line, N 15-30 E, 920 feet to a stone; thence
N 75-45 W, 952 feet to corner; thence N 14-15 E, 202 feet to corner;
thence N 82-15 E, 212.4 feet to stone; thence N 82-55 E, 1564 feet to an
iron pin; thence N 10-41 E, 1,013.9 feet to an iron pin; thence N 73-08W,
726 feet to an iron pin; thence N 36-30 E, 1,302 feet to a stone; thence
N 42-00 W, 937.2 feet to corner in center of Georgia Road; thence along

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SATISFIED AND CANCELLED OF RECORD

DAY OF June 19 66

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK A M. NO. 41489

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK PS PAGE 418