

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

FILED
GREENVILLE CO. S. C.

NOV 21 3 26 PM 1967

KNOW ALL MEN BY THESE PRESENTS, Dated November 21, 1967

WHEREAS, the undersigned Stancel T. Jenkins and Janice Ruth Jenkins

residing in Greenville County, South Carolina, whose post office address is Route One (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 21, 1967, for the principal sum of Twelve Thousand Five Hundred and No/100 Dollars (\$ 12,500.00), 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 November 21, 2000 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 all amounts payable to the insured lender in connection with the loan; 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 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 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, including any provision for the payment of an insurance or other charge, (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 parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located on the southeast side of the St. Mark Road about two and one-half miles northwest of the City of Greer, bounded on the north by lands formerly owned by G. I. Taylor and J. E. Taylor, on the east and south by other property of the mortgagors, and on the north and west by said road, and having the following courses and distances:

BEGINNING on a nail in the center of said road (iron pin on bank thereof at 21 feet from true corner), corner with other property of the mortgagors, and runs thence with the mortgagors' line, S 58 E, 200 feet to an iron pin; thence continuing S 58 E, 20 feet to a point; thence N 27-38 E, 178.5 feet to a point; thence N 58 W, 20 feet to an iron pin; thence N 65-57 W, 210 feet to a nail in the center of the St. Mark Road (iron pin back on line at 19.8 feet); thence along and with the center of said road, S 23-47 W, 150 feet to the beginning corner, containing 85/100 acres, more or less.

FHA 427-1 S. C. (Rev. 4-4-67)

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Oct 1967

Janice Ruth Jenkins

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:00 O'CLOCK P. M. NO. 1147

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 87 PAGE 215