

Form FHA 427-1 S.C.
(Rev. 10-11-67)

FILED
GREENVILLE CO. S. C.

APR 18 2 54 PM '69

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

OLLIE FARNSWORTH
KNOW ALL MEN BY THESE PRESENTS, Dated April 18, 1969

WHEREAS, the undersigned Marion R. Owens and Ruby B. Owens

residing in Greenville County, South Carolina, whose post office address is Route 3, Pelzer, South Carolina 29669, 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

April 18, 19 69, for the principal sum of Seventeen Thousand Eight Hundred Fifty Dollars (\$17,850.00), 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 April 18, 2009, 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 certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, County of Greenville, State of South Carolina, containing 38.71 acres, more or less, and being described as follows, to-wit:

BEGINNING at an iron pin in or near a road, corner of lands now or formerly of John Redden, and running thence N 61 3/4 E, 2428.8 feet to an iron pin on creek; thence with the creek in a northerly direction to an iron pin by a sweet gum tree; thence S 55 3/4 W, 346.5 feet to an iron pin; thence S 39 1/4 W, 2085.60 feet to an iron pin in or near a road; thence S 38 1/8 E, 284 feet to the beginning corner.
to be

There is/excluded from the above described property a tract of land containing 1.03 acres conveyed this date by deed of mortgagors to William E. Owens and Marian B. Owens, which deed is recorded in the RMC Office for Greenville County, South Carolina in Deed Book 866, Page 238. The above mortgage thereby excludes the 1.03 acre tract of land.