

UNITED STATES GOVERNMENT
DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
MORTGAGE FOR SOUTH CAROLINA
LOANS TO INDIVIDUALS

GREENVILLE, SOUTH CAROLINA
July 14, 1972
WHEREAS, the undersigned

County, South Carolina, whose post office address is Greenville, South Carolina 29681
is a citizen of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as evidenced by one or more certain promissory note(s) or note(s) in full, with the interest thereon, as described below, the word "note" as used herein shall be construed as referring to one or more such notes collectively, as the context may require, said note being executed by Borrower, being payable to the order of the Government as specified therein, authorizing acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and being further described as follows:

<u>Date of Maturity</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
July 14, 1977	\$18,700.00	7 1/2%	July 14, 2005

and
WHEREAS, the note on which a loan is borrowed is the principal amount specified therein, made with the purpose and intention that the Government, at any time, may require the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1957, of Title 16 of the Statutes at Large, and

WHEREAS, when payment of the note is required by the Government, it may be assigned from time to time and each holder of the insured note, in full, with the interest thereon, and

WHEREAS, when payment of the note is required by the Government, the Government will execute and deliver to the insured lender along with the note an insurance endorsement covering the payment of all amounts payable to the insured lender in connection with the loan; and
WHEREAS, when payment of the note is required 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 agreement of payment of this note will be that the holder will forego his rights and remedies against Borrower and any other person or persons with respect to the note, as well as any benefit of this instrument, and will accept the benefit of such insurance as has been provided, 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 instrument shall be assigned 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 in the note and such other documents as instrumentally mortgage to secure the Government against loss under its insurance endorsement by reason of any default by Borrower;

NOW, THEREFORE, in consideration of the premises 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 interest and expenses thereon and any expenses 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 ensure the prompt payment of all principal and expenditures made by the Government, with interest, as hereinafter described, and the performance of (b) and (c) contained and agreed to by Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, assign, and convey unto the Government, with general warranty, the following property situated in the State of South Carolina, to-wit:

ALL that lot 47 land with the buildings and improvements thereon situate on the north side of Yellowwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 253 on Plat of Section III of Yellowwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit: