

FILED  
GREENVILLE CO. S. C.

USDA-FHA  
Form FHA 427-1 SC  
(Rev. 11-2-70)

Position 6

BOOK 1271 PAGE 121

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

KNOW ALL MEN BY THESE PRESENTS, Dated March 30, 1973  
WHEREAS, the undersigned Billy F. Ledford and Elizabeth G. Ledford

residing in Greenville County, South Carolina, whose post office address  
is Route 1, Marietta, South Carolina  
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 one or more certain promissory note(s) or  
assumption agreement(s), herein called "note" (if more than one note is described below the word "note" as used herein shall be  
construed as referring to each note singly or all notes collectively, as the context may require), said note being executed by Borrower,  
being payable to the order of the Government in installments 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 Instrument</u> | <u>Principal Amount</u> | <u>Annual Rate<br/>of Interest</u> | <u>Due Date of Final<br/>Installment</u> |
|---------------------------|-------------------------|------------------------------------|------------------------------------------|
| March 30, 1973            | \$75,000.00             | Five (5%)                          | March 30, 2013                           |

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 the loan evidenced thereby, 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 the loan(s) and (s) 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 piece, parcel or lot of land in Bates Township, with the build-  
ings and improvements thereon, containing 103.13 acres, more or less,  
according to plat entitled property of S. C. Beattie Estate, made by J.  
C. Hill, dated September 13, 1966, entitled home tract, recorded in the  
RMC Office for Greenville County, South Carolina, in Plat Book "QQQ" at  
Page 159, and having, according to said plat, the following metes and  
bounds, to-wit:

BEGINNING at an iron pin in center of River Road and runs thence N. 38-  
30 W. 848 feet to an iron pin; thence N. 10 W. 1273 feet to an iron pin;  
thence N. 80 W. 1657.5 feet to a monument; thence S. 88-45 W. 526 feet  
to monument; thence N. 83 W. 263 feet to a monument; thence S. 29-15 E.  
1,546 feet to a stone; thence S. 51-30 E. 2,501 feet to an iron pin in  
the center of River Road; thence along the center of River Road the  
following courses and distances: N. 17 E. 202 feet; N. 31-30 E. 242  
feet and N. 47-40 E. 525 feet to the beginning corner.

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