

FILED
GREENVILLE CO. S.C.
USDA-EHA
Form FHA 427-1 SC
(Rev. 7-1-73)
OCT 30 9 46 AM '73
DUNNIE S. TANKERSLEY
R.M.C.

Position 5

BOOK 1294 PAGE 159

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated October 27, 1973
WHEREAS, the undersigned Gary Smith

residing in Greenville County, South Carolina, whose post office address is Box 72, Cleveland, South Carolina 29635, 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 of Interest</u>	<u>Due Date of Final Installment</u>
October 27, 1973.	\$15,750.00	7 3/4	October 27, 2006

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949;

And 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 this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, 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 contract by reason of any default by Borrower:

NOW, THEREFORE, in consideration of the loan(s) 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 holder, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 12 on plat of Midway Acres recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 41, at Page 77, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Incline Street, joint front corner of Lots Nos. 13 and 12, and running thence with said Street, N. 35-40 W. 125 feet to a point, joint front corner of Lots Nos. 12 and 11; thence with the common line of said lots, N. 54-20 E. 200 feet to a point, joint rear corner of Lots Nos. 12, 11, 2 and 3; thence with the rear line of Lot No. 3, S. 35-40 E. 125 feet to a point, joint rear of Lots Nos. 12, 13, 4 and 3; thence with the common line of Lots Nos. 12 and 13, S. 54-20 W. 200 feet to a point on the edge of Incline Street, the point of beginning.

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