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GREENVILLE, CO. S. C.

USDA-FHA Form 16 12 56 PM '73

Position 6

BOOK 1295 PAGE 379

Form FHA 427-1 SC  
(Rev. 7-1-73) DONNIE S. TANKERSLEY  
R.H.C. REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated November 15, 1973  
WHEREAS, the undersigned James E. Baer and Patricia L. Baer

residing in Greenville County, South Carolina, whose post office address  
is 417 Cloverdale Lane, Simpsonville, South Carolina 29681

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>
November 15, 1973	\$18,500.00	7 3/4%	November 15, 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 certain piece, parcel, or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, on the northerly side of Cloverdale Lane, being shown and designated as Lot No. 186, on plat of Section 2, Bellingham, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Page 79, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Cloverdale Lane, joint front corner of Lots Nos. 186 and 187, and running thence with the joint lines of said lots, N. 12-50 W. 149.6 feet to an iron pin; running thence N. 77-10 E. 85 feet to an iron pin, joint rear corner of Lots Nos. 185 and 186; thence with the joint lines of said lots, S. 12-50 E. 149.6 feet to an iron pin on the northerly side of Cloverdale Lane; thence with the northerly side of Cloverdale Lane, S. 77-10 W. 85 feet to the point of BEGINNING.

FHA 427-1 SC (Rev. 7-1-73)

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