

GREENVILLE CO. S. C.
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

JAN 17 3 47 PM '74

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, Dated January 16, 1974

WHEREAS, the undersigned GRADY ALLEN AND BEULAH P. ALLEN

residing in Greenville County, South Carolina, whose post office address is Rt. 2, Friendly St., Friendship Hgts., Fountain Inn, South Carolina 29641 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>
January 16, 1974	\$17,400.00	8 1/2%	January 16, 2007

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 State of South Carolina, County of Greenville, Town of Fountain Inn, in Fairview Township, in the subdivision known as Friendship Heights, known and designated as Lot No. 4, Block A, on a plat of the same prepared by W. N. Willis Engineers, May 30, 1960 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Friendly Street, joint corner with Lot No. 5, and running thence along the northwest side of said Friendly Street, S. 29-00 W., 80 feet to an iron pin, joint corner with Lot No. 3 on said Street; thence with the back joint line of said Lot No. 3, N. 79-00 W., 137.5 feet to an iron pin, corner with Lots No. 2 and 3; thence with the back line of said Lot No. 2, along the same course, N. 79-00 W., 51.3 feet to an iron pin, joint corner with Lot No. 2; thence N. 29-00 E., 138.2 feet to back joint corner with Lot No. 5; thence with the joint line of said Lot No. 5, S. 61-00 E., 180 feet to an iron pin, the point of beginning, and bounded by Lots No. 3, 2, and 5 and Friendly Street.