

APR 23 4 36 PM '74  
DORRINE S. HARRISLEY  
Position 5

BOOK 1308 PAGE 445

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated April 18, 1974  
WHEREAS, the undersigned HARRY BAKER

residing in GREENVILLE County, South Carolina, whose post office address  
is Route 3, Box 161, 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>
4/18/74	\$ 17,000.00	8-1/4	4/18/2007

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, containing 1.05 acres, more or less, and being described as follows in accordance with a plat of Property of W. E. Perry, prepared by Campbell and Clarkson, Surveyors, dated April 24, 1972: BEGINNING at an iron pin on the northern side of Charlie Black Road at the joint front corner with property of Benjamin and running thence with said Benjamin line, N. 19-13 W., 212 ft. to an iron pin; thence along the line of property of W. E. Perry, N. 79-27 E., 210 ft. to an iron pin; thence still with the line of Perry property, S. 19-04 E. 213.2 ft. to an iron pin on the northern side of Charlie Black Rd.; thence along said road, S. 73-38 W., 142.5 ft. with said Road; thence N. 87-37 W. 69.7 ft. to the point of beginning.

The mortgagor and mortgagee agree that any ranges, refrigerators, or carpeting purchased or financed in whole or in part, with loan funds will be considered and construed as a part of the property covered by the mortgage.

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

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