

RAINEY, FANT & MCKAY, ATTYS.

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

Position 5

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated October 17, 1974
WHEREAS, the undersigned Jacky D. Ayers and Nancy M. Ayers

residing in Greenville County, South Carolina, whose post office address
is 515 Agewood Drive, 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>
October 17, 1974	\$20,500.00	9%	October 17, 2007

And the note evidences a loan to Borrower, and the Government, at all times, 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 indentured mortgage to secure the Government against loss under its insurance contract
by reason of any default by Borrower.

NOW, THEREFORE, in consideration of the sum(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 warrants, the following property situated in the State of
South Carolina, County(ies) of Greenville

ALL that lot of land with the buildings and improvements thereon situate
on the east side of Agewood Drive and the north side of Tebblewood Drive,
in the Town of Simpsonville, Austin Township, Greenville County, South
Carolina, being shown as Lot 493, Section V, Sheet One on plat of Westwood
Subdivision made by Piedmont Engineers and Architects, November 28, 1972,
recorded in the RMC Office for Greenville, S. C. in Plat Book 4-X, Page 62
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Agewood Drive at the joint
corner of Lots 493 and 494 and runs thence along the line of Lot 494 S. 85-
21 E. 140.1 feet to an iron pin; thence along the line of Lot 492 S. 3-
52 W. 86.7 feet to an iron pin on the north side of Tebblewood Drive; thence
along Tebblewood Drive N. 88-42 W. 115 feet to an iron pin at the inter-
section of Tebblewood Drive and Agewood Drive; thence with the intersection
of said drives N. 42-28 W. 34.6 feet to an iron pin on the east side of
Agewood Drive; thence along Agewood Drive N. 3-47 E. 70 feet to the begin-
ning corner.

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