

GREENVILLE CO. S. C.

JUN 3 3 15 PM '75

Position 5
DONNIE S. TANKERSLEY

BOOK 1340 PAGE 775

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated June 3, 1975
WHEREAS, the undersigned John W. Anglin and Kathleen H. Anglin

residing in Greenville County, South Carolina, whose post office address is Route #4, Circle Road, Travelers Rest, South Carolina 29690, 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>
May 29, 1974	\$3,500.00	8-1/4	May 29, 1989
June 3, 1975	\$1,070.00	8-1/8	June 5, 1985

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 lot of land in Bates Township, Greenville County, State of South Carolina, known as part of the land conveyed to C. E. Clark by deed from The Farmers Bank of Travelers Rest, better known as a part of the Frank Miller Place, adjoining lands of C. E. Clark and Renfrew Bleachery.

BEGINNING on an iron pin in new road; thence running with said road, N 4-1/2 E 3.86 chains to a bend on a branch; thence with the branch, S 60 W 2.80 chains to a bend; thence N 82 W 1.00 chains to a poplar tree on a branch 3xm; thence S 4-1/2 W 2.40 chains to an iron pin n.m.; thence S 85-1/2 E 3.33 chains to the beginning corner; and containing one acre, more or less.

The within mortgage secures promissory note dated May 29, 1974 in the original sum of \$3,500.00 and also a subsequent promissory note in the original sum of \$1,070.00 dated June 3, 1975.

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