

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated July 3, 1975 WHEREAS, the undersigned Martha Jean Anderson

residing in Greenville County, South Carolina, whose post office address is 228 W. Yellow Wood Drive, Simpsonville, South Carolina 29681

herein called "Borrower," are 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:

Table with 4 columns: Date of Instrument, Principal Amount, Annual Rate of Interest, Due Date of Final Installment. Row 1: July 3, 1975, \$20,500, 8 1/8 %, July 3, 2008

And the note evidences a loan to Borrower, and the Government, at one time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title I 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, 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 in excess of the debt evidenced thereby, but as to the note and such debt shall constitute an insured mortgage to secure the Government against loss under its insurance contract in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the loan and as at all times when the note is held by the Government, 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 in other charge, (1) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to its debts and note, harmless to the Government against loss under its insurance contract in the event of any default by Borrower, and (2) in any event and at all times to secure the prompt payment of all advances and expenditures made to the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein 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 and of Greenville:

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 573, Section VI of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 4X at page 100 in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

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