

GREENVILLE CO. S. C.

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Position 3

Form FHA 427-1 SC

(Rev. 7-1-73) CONVEYANCE OF REAL ESTATE MORTGAGE FOR SOUTH CAROLINA 1343 - 542

KNOW ALL MEN BY THESE PRESENTS, Dated July 9, 1975
WHEREAS, the undersigned Roger K. Henson and Brenda K. Henson

residing in Greenville County, South Carolina, whose post office address is 118 Abbotsford Drive, Simpsonville, South Carolina 29681

herein called "Borrower," are (as) 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 as 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>
July 9, 1975	\$17,300.00	8 1/8 %	July 9, 2008

And the note evidences a loan to Borrower, and the Government, at all times, has assigned the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title X 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 in 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 in reason of any default by Borrower.

NOW, THEREFORE, in consideration of the loan 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 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, (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 in 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 in an supplemental 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 of Greenville:

All that certain piece, parcel or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, on the easterly side of Abbotsford Drive, being shown and designated as Lot No. 28 on plat of Section L, Bellingham, recorded in the R.M.C. Office for Greenville County in Plat Book 4N at page 22 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Abbotsford Drive, joint front corner of Lots Nos. 27 and 28 and running thence with the joint lines of said Lots S. 82-48 E. 150 feet to an iron pin; thence running S. 7-12 W., 80 feet to an iron pin, joint rear corner of Lots Nos. 28 and 29; running thence with the joint lines of said Lots N. 82-48 W. 150 feet to an iron pin on the easterly side of Abbotsford Drive; thence with the easterly side of said drive N. 7-12 E. 80 feet to the pin at the point of beginning.

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

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