

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

FILED 1975 JUL 13
GREENVILLE CO. S.C.
DORRIS T. HENSLEY

KNOW ALL MEN BY THESE PRESENTS, Dated July 17, 1975
WHEREAS, the undersigned Steven H. Quinn

residing in Greenville County, South Carolina, whose post office address is 301 Tebblewood 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 notes (or assumption agreements), 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 Maturity</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
July 17, 1975	\$19,600.00	8 1/8%	July 17, 2008

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, 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 loans 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 or other charge, it is at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to it, and to secure, harmless to the Government against loss under its insurance contract by reason of any default by Borrower, and to insure 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 contract and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign to the Government, with general warranty, the following property situated in the State of South Carolina, Counties 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. 344, Section V of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 4X at pages 62 and 63 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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