

FILED
GREENVILLE CO. S. C.

USDA-331A/307111
Form FHA 422-180
(Rev. 7-73)

Position 5

900-1348 201811

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated August 22, 1975
WHEREAS, the undersigned David A. Leopard

residing in Greenville County, South Carolina, whose post office address is Route 4, McElhaney 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 notes (or assumption agreements), 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>
August 22, 1975	\$17,000.00	8-1/8%	August 22, 2008

And the note evidences a loan to Borrower and the Government, at its time, may act in the future to insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title I, Food Housing Act of 1949.

And it is the purpose and intent of this instrument that, in any event, when the note is held by the Government, or in the event the Government shall assign this instrument to a third party, this instrument shall be the payment of the note, but when the note is held by an insured holder, this instrument shall insure payment of the note in full in the event of default thereon, but as to the note and such debt shall constitute an independent mortgage to secure the Government against loss in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of _____ and at all times when the note is held by the Government, or in the event the Government shall assign this instrument to a third party, to secure the prompt payment of the note and any renewals and extensions thereof and any payments, interest, taxes, and charges, including any charges for the payment of an insurance policy charge, at all times when the note is held by an insured holder, the performance of Borrower's agreement hereon in default and loss, but less the Government's actual loss in the event of any default by Borrower, and to insure and to cause to be insured and at all times to secure the prompt payment of all charges and expenses made to the Government, with interest as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein, in an independent supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign to the Government, with certain warranties, the following property located in the State of South Carolina, County of Greenville

ALL that piece, parcel of lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 5 of Caravelle Subdivision, and according to a plat prepared of said Subdivision by R. B. Bruce, Reg. L.S., February 10, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N, at Page 61, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of McElhaney Road, joining front corner of Lots 4 and 5 and running thence with the line of said lots, N. 18-35 W. 149.1 feet to a point; thence S. 85-26 W. 87 feet to a point; thence, S. 19-15 E. 140 feet to a point on the edge of McElhaney Road; thence, running with said road, S. 88-11 E. 88 feet to a point, the point of beginning.

FHA 422-180 (Rev. 7-73)

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