

FILED
GREENVILLE CO. S.C.
USDA-FHA
Form FHA 427 SC 4 33
(Rev. 7-1-73)

Position 5

1046 813

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated August 22, 1975
WHEREAS, the undersigned Randy H. Elgin and Rita C. Elgin

residing in Greenville County, South Carolina, whose post office address is Route 3, Fernleaf Drive, Travelers Rest, South Carolina 29690. 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" of more than one note as described below the word "Note" as used herein shall be construed as referring to each or to 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	\$22,600.00	8-1/8%	August 22, 2008

And the note or notes, and the Borrower, and the Government, do hereby agree to make and cause the payment thereof pursuant to the Contract dated 8/22/75 and Final 10/22/75, as amended by the HUD Form 427 SC 4 33.

And it is the purpose and intent of this instrument that when the note or notes are held by the Government, or in the event the Government should assign this instrument with or without notice of the assignment, the Government shall be deemed to be the holder of the note, but when the note is held by an insured holder, this instrument shall constitute a mortgage loan to the Government against the property described herein, but as to the note and such debt shall constitute an insured mortgage loan to the Government against the property described herein.

NOT, THEREFORE, a consideration of the note and a copy of the note when the note is held by the Government, or in the event the Government should assign this instrument with or without notice of the assignment, the Government shall be deemed to be the holder of the note and any renewals and extensions thereof and any agreement to modify or amend the note, or any agreement to modify or amend any other charge, if at all times when the note is held by an insured holder, the performance of Borrower's agreement hereon to extend and save shall be the Government's responsibility, and in the event of any default by Borrower and in any event and at all times to secure the prompt payment of all such sums and interest thereon made to the Government, with interest, as hereinafter described, and the performance of every contract and agreement of Borrower contained herein, and any supplemental agreement, Borrower does hereby grant, bargain, sell, release, and assign to the Government, with interest, the full and complete title to the property situated in the State of South Carolina, County of Greenville

ALL of that piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 89 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Fernleaf Drive, joint front corner of Lots 88 and 89 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence, S. 53-18 W. 80 feet to a point, thence, N. 36-42 W. 150 feet to a point on the edge of Fernleaf Drive, thence running with said drive, N. 53-18 E. 80 feet to a point on the edge of said Drive, the point of beginning.

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

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