

GREENVILLE COUNTY

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated August 22, 1975

WHEREAS, the undersigned Gary E. Gant and Geralddean L. Gant

residing in Greenville County, South Carolina, whose post office address is Route 3, Barclay Drive, 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 note(s) or assumption agreement(s), herein called "note" or 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 Maturity</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
August 22, 1975	\$21,000.00	8-1/8%	August 22, 2008

And the note evidences a loan to Borrower and the Government, at any time, may assign this note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act of 1949.

And it is the purpose and intent of this instrument that, in any other thing, at all times when the note is held by the Government, in the event the Government should assign this instrument with or without notice 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 insofar as the debt evidenced thereby, but as to the note and such debt shall constitute an indebtedness mortgage to secure the Government against loss under its insurance contract in reason of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$21,000.00, and as at all times when the note is held by the Government, in the event the Government should assign this instrument with or without notice 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, that 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, 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 or any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign to the Government, with several warrants, the full and complete title to all real property situated in the State of South Carolina, County of Greenville

ALL 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. 65 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, 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 Barclay Drive, joint front corner of Lots 65 and 66, thence, N. 36-42 W. 150 feet to a point; thence, S. 53-18 W. 80 feet to a point, joint rear corner of Lots 64 and 65; thence running with the common line of said lots, S. 36-42 E. 150 feet to a point on the edge of Barclay 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.

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