

GREENVILLE, S.C.

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Position 5

BOOK 1364 PAGE 385

DONNIE S. TANKERSLEY
R.M.C.

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 8-19-75)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Carol D. Brown

residing in Greenville County, South Carolina, whose post office address is

Route 3, Greer, South Carolina 29651

herein called "Borrower," and:

WHEREAS Borrower is 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 promissory note(s) or assumption agreement(s), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is 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>
March 10, 1964	\$9,500.00	5%	March 10, 2004
April 7, 1976	\$10,500.00	8 1/2%	April 6, 1981

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, 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 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 loan(s) 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 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, (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 by 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 or in any supplementary 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(ies) of Greenville:

ALL that certain piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, on both sides of Beaver Dam Creek, containing 36.7 acres, more or less, and being shown on a plat of property made for W. J. Griffin Estate by J. Q. Bruce, Surveyor, dates December 15, 1962, recorded in the RMC Office for Greenville County, S.C. in Plat Book WW, Page 424, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING in a county road that leads to Greer, S. C. at the corner of Henson Estate and runs thence S. 76-09 E., 1,102 feet to an old stone, corner of H.G. Tooley; thence S. 22-35 E., 479 feet along the Tooley to an old iron pin; thence S. 53-15 W., 1,388 feet still with Tooley (crossing Beaver Dam Creek) to an old iron pin; thence N. 68-20 W., 103 feet to an old iron pin; thence N. 68 W., 66 feet to a branch (the branch the line); thence N. 88-31 W., 128 feet along the branch to an old iron pin, corner of other property of W. J. Griffin Estate; N. 23-06 W., 440 feet along Griffin Estate to an old iron pin; thence N 34-43 W., 274 feet still with Griffin Estate to center of road (iron pin set off 19 feet on East bank of road); thence with the center of the road the following courses and distances; N. 50-17 E., 272 feet; N. 11-20 E., 173 feet; N. 2-09 E., 249 feet; N. 45-25 E., 129 feet; N. 55-35 E., 100 feet; N. 21-53 E., 112.5 feet to the beginning.

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