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GREENVILLE CO. S. C.

Position 5

BOOK 1384 PAGE 733

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

APR 13 3 21 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by David Lee Coker and Rhonda C. Coker

residing in Greenville County, South Carolina, whose post office address is
104 Helen Street, Simpsonville, South Carolina 29681

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>
April 13, 1976	\$17,500.00	8-1/2%	April 13, 2009

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 with the buildings and improvements thereon in the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina on the Northeast side of Helen Street, and beingshown and designated as Lot 63 on a plat of the property known as Forest Park, prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S.C. in Plat Book E, Pages 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Helen Street at the joint corner of Lots 62 and 63 and runs thence along the line of Lot 62, N. 28-20 W. 140 feet to an iron pin; thence S. 61-40 E. 125 feet to an iron pin; thence along the line of Lot 64, S. 28-20 W. 81.7 feet to an iron pin on the northeast side of Helen Street; thence along Helen Street, N. 61-40 W. 30 feet to an iron pin; thence continuing along Helen Street, S. 65-47 W. 73.7 feet to an iron pin; thence continuing along Helen Street, N. 61-40 W. 50 feet to the beginning corner.

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