

May 11 4 45 PM '76
CONNOR STANBERRY
R.H.C.

BOOK 1387 PAGE 289

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 Ollie Clement

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

715 Woodside Avenue, Fountain Inn, South Carolina 29644
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>
May 11, 1976	\$14,000.00	8 1/2%	May 11, 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 in 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 (as 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, (2) 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 (3) 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, Counties of Greenville:

ALL that lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, constituting a portion of the property as shown on a survey for Jones & Gault, recorded in Plat Book UUU at page 111, and being described as follows, in accordance with a more recent survey prepared by John E. Woods, Surveyor, date October 25, 1971:

BEGINNING at an iron pin on the northeasterly edge of Woodside Avenue and running thence along the edge of said Avenue, N. 54-33 W. 75.6 feet to an iron pin; thence N. 9-31 W. 35.33 feet to an iron pin on the southeasterly side of a 50 foot street known as Sims Street; thence along the southeasterly side of Sims Street, N. 35-30 E. 73.8 feet to an iron pin; thence, S. 77-56 E. 111.1 feet to an iron pin; thence S. 36-04. W. 142.9 feet to the point of beginning.

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