

P. O. Box 10044
Greenville, S.C.
29603

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

GREENVILLE CO. S. C.

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BOOK 1377 PAGE 714

DENNIS S. TANNERLEY

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Jack B. Jordan and Dorothy G. Jordan

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

203 Patton Street, 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>
Sept. 13, 1976	\$18,500.00	8½%	Sept. 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 piece, parcel or lot of land lying, being and situate in the County of Greenville, State of S.C., and in the Town of Fountain Inn, known and designated as Lot No. 55 on a Plat of Sunset Heights, said plat of record in the RMC Office for Greenville County in Plat Book 00 at Pages 314-317, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the western edge of Patton Street, joint front corner with Lot No. 54, said street named after said plat made and recorded, and running thence along said Patton Street, S. 10-00 E. 100 feet to an iron pin in the edge of said Patton Street, joint front corner with Lot No. 56; thence with the joint line of said Lot No. 56, S. 80-00 W. 193 feet to an iron pin, back joint corner with said Lot No. 56; thence N. 10-45 E. 107 feet to an iron pin, back joint corner with Lot No. 54; thence with the joint line of said Lot No. 54, N. 80 E. 155.6 feet to an iron pin, the point of beginning and bounded by said Patton Street, Lots 54 and 56 and others.

This being the same property conveyed to the mortgagors herein by deed of the United States of America, dated Aug. 3, 1976, to be recorded herewith.

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