

FILED  
GREENVILLE CO. S. C.

SEP 23 1976

BOOK 1378 PAGE 454

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

DORRIS S. TANKERSLEY  
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Albert L. Sanders and Peggy Brown Sanders

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

Route 3, Box 216, 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>
September 22, 1976	\$2,700.00	8½%	September 22, 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 lying, being and situate near the town of Simpsonville, Grove Township, County of Greenville, State of South Carolina, on the North side of Charlie Black Road and being more fully described according to a plat entitled "Property of Albert Sanders and Peggy Sanders" prepared by Campbell and Clarkson Surveyors, Inc., dated August 3, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5C, at Page 86, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Charlie Black Road which pin is approximately 224 feet from the intersection of Charlie Black Road and Gunter Road, and running thence N. 2-11 W. 210 feet to an iron pin; thence N. 87-49 E. 210 feet to an iron pin; thence S. 2-11 E. 210 feet to an iron pin on Charlie Black Road; running thence with Charlie Black Road S. 87-49 W. 210 feet to the point of beginning and containing 1 acre more or less.

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