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GREENVILLE, CO. S. C.

Position 5  
T/S.

BOOK 1386 PAGE 521

USDA FmHA 11 04 77  
Form FmHA 427-1 SC REAL ESTATE MORTGAGE FOR SOUTH CAROLINA  
(Rev. 8/19/75) S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made and entered into by Richard L. Massengale and Connie W.

Massengale

residing in Greenville, Lot 40, Section I County, South Carolina, whose post office address is  
Simpsonville, 201 Canterbury Street, South Carolina S. C.

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>
December 30, 1976	\$17,800.00	8%	Dec. 30/2009

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 situate, lying and being on the South side of Canterbury Street, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 40, Section I, as shown on a plat of The Village prepared by Heaner Engineering Company and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 72 at page 174, having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Canterbury Street at the joint front corner of Lots Nos. 39 and 40 and running thence with the line of Lot No. 39S. 41-44-55 W. 140.84 feet to an iron pin in the rear line of Lot No. 48; thence with the rear lines of Lots No.s 48 and 47 S. 54-21-42 E. 70.00 feet to an iron pin at the joint rear corner of Lots No.s 40 and 41; thence with the line of Lot No. 41 N.46-16-30 E. 131.23 feet to an iron pin on the southern side of Canterbury Street; thence with the curve of the southern side of Canterbury Street, the Chord of which is N. 46-24-33 W. 80.00 feet to the point of Beginning.

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