

GREENVILLE CO. S. C.

JUN 13 11 42 AM '75

BOOK 1400 PAGE 799

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-19-76)

GONNIE S. TANKERSLEY
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Virdie L. Levers

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

Route 4, Box 322, Piedmont, SC 29673, South Carolina 29673,
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:

3
2
1
0
2
1
0
3

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
June 13, 1977	\$2,000.00	1%	June 13, 1987

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:

3
5
0
M

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 and lot of land lying and being on the Georgia Road, in Greenville County, South Carolina, and being a portion of the lands conveyed to U. S. G. Evans by Roy W. Garrison. / Said land begins in the center of the Georgia Road at a point 439.9 feet S. 61-10 E. from the western tip of a tract of land conveyed to Evans by Garrison and runs thence N. 24-17 W. 13.2 feet to corner on the northern edge of the Georgia Road; thence on the same course 230 feet to corner on lands of Loftis; thence along the Loftis line S. 89-40 E. 135 feet to iron pin on the corner of lands of U. S. G. Evans; thence along Evans line which is the Old Georgia Road N. 89-25 E. 40.8 feet to iron pin; thence by a new line through the Garrison lands S. 24-17 W. 315.5 feet to corner on the northern side of the Georgia Road; thence on the same degree 16.7 feet to center of Georgia Road; thence along the center of that road N. 61-10 W. 161 feet to the beginning corner, containing one acre, more or less, and being bounded on the north by Loftis and Evans, on the east by Evans, on the south by the Georgia Road with Roy Garrison owning the lands across the road and on the west by a 1.17 acre tract belonging to Evans but already surveyed off by W. J. Riddle.

4328 RV-2