

GREENVILLE, CO. S. C.

JUL 25 3 21 PM '77

Position 5

BOOK 1405 PAGE 32

~~DUPLICATE~~ B. W. TROTTER AND L. C. TROTTER

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by _____

ROBERT W. TROTTER AND LINDA C. TROTTER

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

Rt. 2, Fairview 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>
7/22/77	\$23,800.00	8%	7/22/2010

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, together with the buildings and improvements thereon, in the State of South Carolina, County of Greenville, Town of Fountain Inn, being known and designated as Lot No. 43 on a plat of Sunset Heights, recorded in Plat Book 00; Page 314, in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of S. C. Highway 418, joint front corner of Lots 43 and 42, and running thence with the line of Lot No. 42, N. 6-03 W., 185.2 feet to an iron pin; thence S. 88-40 W., 106.5 feet, more or less, to an iron pin at the joint front corner of Lots Nos. 43, 49, 47, and 46; thence in a southerly direction 209.5 feet to an iron pin at the joint front corner of Lots #44 and #43 at the edge of S. C. Highway No. 418; thence along said Highway #418, N. 79-45 W., 106.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Robert W. Trotter and Linda C. Trotter by deed of Sammy L. and Brenda H. Hoover, dated July 22, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

0032

1
5
7
:
2
5
C
A

4328 RV-2