

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

Mortgagee's Address: P.O. Box 10044, Federal Station, Greenville, S.C.

THIS MORTGAGE is made and entered into by

Jerry A. Thompson and Diana Lynn G. Thompson

residing in Greenville County, South Carolina, whose post office address is
103 Pine Lane, 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>
Nov. 17, 1977	\$18,500.00	8%	Nov. 17, 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 indenture 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 as 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 in 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, being known and designated as Lot 25 on a subdivision known as Hunter's Acres as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 38, Page 51, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Florence Drive, also known as Pine Lane, at the joint front corner of lots 25 and 26 and running thence with the joint line of said lots, S. 48-25 E., 283.5 feet to an iron pin on a branch; thence with the branch as the line, the traverse line being N. 34-41 E., 39 feet to an iron pin; thence N. 39-59 W., 288 feet to an iron pin on the southern side of Florence Drive; thence with the southern side of Florence Drive, S. 42-0 W., 80 feet to the beginning corner.

Being the same property conveyed to Diana Lynn G. Thompson and Jerry A. Thompson by deed of Irvine Street Realty Corp., to be recorded herewith.

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