

File No. 9231
Faint & Faint

Position 5

1423 019

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Shirley O. Ritchie

residing in Greenville County, South Carolina, whose post office address is
207 Georgia St., 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>
2-21-78	\$4,000.00	8%	Feb. 21, 2011
7-9-69	7,400.00	5½%	7-9-2002

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, in the Town of Fountain Inn,

constituting a portion of a tract of land containing 4.93 acres conveyed to B. P. Garrett by deed recorded in the RMC Office for Greenville County in Deed Book 328, at page 473, and being separately described as follows:

Lot 1: BEGINNING at an iron pin on the southern edge of the Unity Road, also known as Givens farm Road, joint front corner with lot now or formerly of Paul Martin Cox, and running thence with the Southern edge of said lot S. 57-3/4 W. 80 feet to an iron pin at the Northeastern corner of a 15-foot alley; thence with the edge of said alley, S. 32-1/2 E. 150 feet to an iron pin thence N. 57-3/4 E. 80 feet to an iron pin; thence N. 32-1/2 W. 150 feet to the Lot. 2 BEGINNING at a point in the edge of the C & WC Railroad right-of-way, joint rear corner with lot of Harry Jones, and running thence N. 57-3/4 E. 195 feet to a point; thence S. 32-1/2 E. 165 feet, more or less, to a point in the Northwestern edge of a 12-foot alley way that leads from Andrews Lane to the C. & WC Railroad; thence with the Northwestern edge of said 12-alley, S. 32-3/4 W. 32 feet, more or less to a point in the edge of said Railroad right-of-way; thence with said right-of-way, N. 76 W. 290 feet, more or less, to the point of beginning.

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