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GREENVILLE CO.

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BOOK 1431 PAGE 258

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-25-77)

DONNIE S. TANKERSLEY
R.M.C.

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by William E. Creasman, Jr. & Sedalia G.

Creasman

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

Route 1, Box 52, Chesnee, South Carolina 29323

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>
May 5, 1978	\$54,850.00	3%	May 5, 1985
May 5, 1978	13,050.00	8%	May 5, 1985

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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, on the southern side of Willis Road, containing 20.25 acres, and having, according to a recent plat prepared by Terry T. Dill, Reg. C.E. and L.S., and recorded in the R.M.C. Office for Greenville County in Plat Book VVV, at Page 131, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Willis Road at the corner of property belonging to Theron C. Bridwell, said point being 500 feet, more or less, measuring along Willis Road from Highway No. 253, and running thence along the Bridwell line, S. 17-32 E. 1232.1 feet to an iron pin; thence continuing along the Bridwell line, S. 11-05 W. 241 feet to an iron pin on the bank of Middle Beaver Dam Creek; thence continuing along the same course 15 feet to the center of said creek; thence up the meanders of said creek as the line, traverse lines being, N. 28-42 W. 385.5 feet, N. 38-07 W. 269.8 feet N. 42-39 W. 195.5 feet, N. 10-25 E. 380 feet, N. 03-33 E. 360 feet and N. 20-40 W. 189.7 feet to an iron pin at or near the edge of Willis Road; thence, N. 75-50 W. 46.0 feet to a point in the

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