

GREENVILLE CO. S. C.

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BOOK 1439 PAGE 56

DONNIE S. TANKERSLEY  
USDA-FmHA R.M.C.

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Thomas J. Trantham, Jr. and Brenda M. Trantham

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

Route 2, Pelzer, South Carolina 29669

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>
July 24, 1978	\$29,000.00	5%	40 years from date

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 tract of land, with improvements thereon, situate, lying and being on Fork Shoals Road in the County of Greenville, State of South Carolina and known and designated as a 53.75 acre tract on plat of property of T. M. and Joe A. Garrett by Dalton & Neves dated December, 1938 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point in the center of Fork Shoals Road at the corner of a 31.25 acre tract and running thence with said tract S. 16-35 E., 2,163.4 feet to an iron pin on line of property now or formerly of Charles King; thence S. 65-15 E., 528.6 feet to an iron pin; thence N. 12-40 E., 1,314 feet to an iron pin; thence N. 20-30 W., 372.5 feet to an iron pin; thence N. 71-30 E., 158.4 feet to an iron pin; thence N. 25-30 W., 1,325 feet to an iron pin on the southern side of Fork Shoals Road; thence N. 11-20 W., 25 feet to a point in the center of said road; thence with said road S. 46-30 W., 355 feet to a point; thence still with said road S. 57-50 W., 688 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Roland J. Lupu and Joyce S. Lupu recorded in the R.M.C. Office for Greenville County in Deed Book 1083 at Page 691 on the 24<sup>th</sup> day of July, 1978.