

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Steven G. Chastain and Joyce S. Chastain

residing in Greenville County, South Carolina, whose post office address is
Route 2, Hunts Road, Travelers Rest, South Carolina 29690

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. 24, 1978 | \$19,590.00 | 8-1/2% | Nov. 24, 2011 |

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 those certain pieces, parcels, or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as Lots 37 and 38 of the Property of Nannie K. Hunt Estate according to a plat prepared of said property and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AA, at Page 134, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Gilreath Street, joint front corner with Lot 39, and running thence with the common line with said Lot 39, N. 63-30 E. 200 feet to point, joint rear corner with Lots 39, 2 and 3; thence running with the common line with Lot 3, S. 26-15-E. 175 feet to a point, joint rear corner with Lots 3, 4 and 36; thence running with the common line with Lot 36, S. 63-30 W. 200 feet to a point on the edge of Gilreath Street; thence running with the edge of said Street, N. 26-15 W. 175 feet to a point on the edge of said Street, the point of beginning.