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 DONNA W. SCOTT
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VCL 1460 PAGE 327

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 Lonnie A. Farmer and Kimberly W. Farmer

residing in Greenville County, South Carolina, whose post office address is Route 2, Greer, South Carolina 29651,

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>
March 21, 1979	\$27,600.00	8 3/4%	March 21, 2012

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:

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ALL that certain piece, parcel, or lot or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, about four miles north of Greer, South Carolina, lying on the north side of the Gap Creek Road, and being a part of Tract No. 4 as shown on Plat of Property of S. D. Mosteller Estate made by J. H. Atkins, Surveyor, September, 1940, and being further shown as Lots 2 and 2-A (Lot No. 2 having been previously conveyed) on Plat of Property of Egbert Mosteller Estate made by H. S. Brockman, Surveyor, November 15, 1968 and having, together, the following courses and distances, to-wit:

BEGINNING on an iron pin on the north margin of the said Gap Creek Road joint corner of Lots Nos. 1 and 2, and runs thence with the common line of the said two lots, N. 31-33 E. 200.9 feet to an iron pin, joint corner of Lots Nos. 1, 2, 1-A and 2-A; thence with the common line of Lots Nos. 1-A and 2-A, N. 8-41 E. 737.5 feet to an iron pin on the Gibson line; thence with the Gibson line, N. 75-44 W. 30 feet to an iron pin on the said line and joint corner of Lots Nos. 2-A and 3-A; thence with the common line of these two lots, S. 15-36 W. 697.6 feet to an iron pin, joint corner of Lots Nos. 2, 3, 2-A and 3-A; thence with the common line of Lot Nos. 2 and 3, S. 31-33 W. 205

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