

Mortgagee's Address:

P. O. Box 11844, F. S.,
GREENVILLE CO. S. C.
Position 5

Greenville, S. C. 29603

USDA 427-2508 PH '79
REAL ESTATE MORTGAGE FORECLOSURE SOUTH CAROLINA
(Rev. 10-12-78) R.M.C.

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THIS MORTGAGE is made and entered into by Shirley G. Teague

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

204 Boyd Avenue, Simpsonville, S. C., South Carolina 29681

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>
June 29, 1979	\$28,500.00	Nine (9%)	June 29, 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 payment 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 for 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 lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 91 of Hunters Acres, recorded in the RMC Office for Greenville County in Plat Book BB, at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Boyd Avenue at the joint front corner of Lots 90 and 91 and running thence with the line of Lot No. 90 S. 80-0 E. 194.9 feet to an iron pin in a branch; thence following the meanders of said branch, the traverse line of which is S. 9-45 E. 80 feet to an iron pin, corner of Lot No. 92; thence with the line of Lot No. 92 N. 80-0 W. 196 feet to an iron pin on the eastern side of Boyd Avenue; thence with Boyd Avenue N. 10-0 W. 80 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Geneva Gray and Louise Durant dated June 29, 1979, and to be recorded of even date herewith.

CONTINUED

FD-427 (Rev. 10-12-78)

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