

USDA-FmHA
Form FmHA 427-1 SC (Rev. 10-12-78)
SOUTH CAROLINA
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
PURCHASE MONEY MORTGAGE

THIS MORTGAGE is made and entered into by Richard L. Vance and Deborah L. Vance

residing in Greenville County, South Carolina, whose post office address is
Route 6, Box 164, 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>
April 4, 1980	\$32,500.00	10%	May 4, 2013

R.L.V.
D.L.V.

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.

This instrument shall secure the recapture of any interest credit or subsidy involving the loan evidenced by the note which may be granted to the borrower by the Government pursuant to 42 U.S.C. 1490 A.

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 203 of SUNNY SLOPES Subdivision, Section Three, according to a plat prepared of said property by, C. O. Riddle, Surveyor, dated November 11, 1976, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 11 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Brown Enterprises of S. C., Inc. recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 10044, Federal Station, Greenville, South Carolina 29603.