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USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-12-78) PH '80
SLEY

SUPPLEMENTAL / REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
PURCHASE MONEY MORTGAGE

THIS MORTGAGE is made and entered into by Keener R. Garrett, Jr. and Sandra G. Garrett

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

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>
4/8/80	\$ 25,264.03	8-1/2	July 28, 2011
4/8/80	8,100.00	10	April 8, 2013

ok [initials]

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 also secures the recapture of any interest credit or subsidy which may be granted to the borrowers by the government pursuant to 42USC-1490A.

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 certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 364, Section IV, of Westwood Subdivision, as shown on plat thereof recorded in Plat Book 4-R, at Page 30 in the RMC Office for Greenville County, South Carolina. Reference to said plat is hereby made for a more particular description.

Being the same property conveyed to the Mortgagors herein by deed of Edwin M. Ball and Joan W. Ball dated April 8, 1980, to be recorded simultaneously herewith.

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