

USDA-FmHA  
Form FmHA 427-1 SC  
(Rev. 3-7-80)

P.O. Box 10044  
Greenville, S.C.

FRANK O. FERGUSON  
Position  
S.C.

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

BOOK 1541 PAGE 752

THIS MORTGAGE is made and entered into by Frank O. Ferguson

residing in Greenville County, South Carolina, whose post office address is  
Route 1, Gum Springs Road, Taylors, S. C., South Carolina 29687

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>
5-12-81	\$14,280.00	5%	5-12-2001
5-12-81	\$25,720.00	14.5%	5-12-2001

(If the interest rate is less than \_\_\_\_\_% for farm ownership or operating loan(s) secured by this instrument, then the rate may be changed as provided in the note.)

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, or any other statutes administered by the Farmers Home Administration;

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;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a.

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

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South Carolina, County(ies) of Greenville  
ALL that tract of land in the County of Greenville, State of South Carolina, in O'Neal Township containing 41 acres more or less and being a portion of a 56 acre tract of land shown on plat of A.J. McMillin Estate in Plat Book "B" at Page 97, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Few's Bridge Road (also known as Chastain Road) at the corner of the tract retained by the grantors, which iron pin is situated S 84-57 E, 300 feet from the corner of James C. Eister, and running thence S 84-57 E, 333 feet more or less to a point in said road; thence S 68 E, 198 feet to an iron pin in said road; thence continuing with said road approximately S 68 E, approximately 200 feet, FmHA 427-1 SC (Rev. 3-7-80) to a point of intersection of the Few's Bridge Road and Bramlett Bridge Road; thence along the center of Bramlett Bridge Road, S 45 E, 297 feet to a point in said road; thence continuing with the center of said road S 35 E, 660 feet to an iron pin in the center of said road;

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