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

Position 5

FILED
F CO. S. C.
MAR 11 3 22 AH '82
DONN TANKERSLEY
R.H.C

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by _____ James A. Cape and Sandra K. Cape

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

_____ Route 1, Box 115B, Fountain Inn _____ , South Carolina ___ 29644 ___,

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:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
May 21, 1981	$20,550.00	14 1/2%	May 21, 1988
May 21, 1981	$10,900.00	5%	May 21, 2001
September 1, 1981	$ 5,500.00	14 1/2%	September 1, 1983
March 3, 1982	$41,900.00	16%	March 3, 1989

(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 South Carolina, County(ies) of _____ Greenville _____ :

ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, being known and designated as 70.05 acres on a plat entitled property of Albert C. Cape, prepared by Charles Vaughn, R.L.S., dated June 8, 1974 and being more particularly described in accordance with said plat. Reference is made herewith to the metes and bounds further described by deed of Albert C. Cape dated July 9, 1974 and recorded in the Greenville County, South Carolina R.M.C. Office at Volumn 1002, Page 757.

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