

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 5-4-82)

Position 5

Borrower Case No.
46-23-248026045

FILED
GREENVILLE CO. S. C.
MAR 4 4 00 PM '83

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
PURCHASE MONEY MORTGAGE
THIS MORTGAGE is made and entered into by Earl Drayton, Sr. and
Clara H. Drayton
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1596 PAGE 788

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

115 Newcastle Place, Simpsonville, South Carolina 29681,
herein called "Borrower," and the United States of America, acting through the Farmers Home Administration, United States Department of
Agriculture, herein called the "Government":

WHEREAS Borrower is indebted to 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>
March 4, 1983	\$24,000.00	10 3/4%	March 4, 2016
March 4, 1983	1,500.00	10 3/4%	March 4, 2016

(The interest rate for limited resource farm ownership or limited resource operating loan(s) secured by this instrument will be increased
after 3 years, as provided in the Farmers Home Administration regulations and 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 Govern-
ment 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 in the County of Greenville, State of South
Carolina on the west side of Newcastle Place in Grove Township and being known and
designated as Lot 52 on Plat of The Village, Section 1, which plat was made by
Heaner Engr. Co., Inc., October 13, 1972 and recorded in the RMC Office for Greenville,
S.C. in Plat Book 4-R, Page 52 and having, according to said plat the following
metes and bounds, to wit:

FmHA 427-1 SC (Rev. 5-4-82)

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