

USDA-FHA  
Form FHA 427-1 S. C.  
(Rev. 9-18-69)

RAINEY, FANT & MCKAY, ATTYS  
Position 5

BOOK 1173 PAGE 383  
BOOK 26 PAGE 268  
FILED

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA  
(INSURED LOANS TO INDIVIDUALS) GREENVILLE CO. S. C.

Nov 23 3 23 PM '70

KNOW ALL MEN BY THESE PRESENTS, Dated November 23, 1970  
WHEREAS, the undersigned John C. Seigler and Mary R. Seigler WIFE FARNSWORTH

residing in Greenville County, South Carolina, whose post office address is 108 Seminole Drive, Westwood Subdivision, Simpsonville, South Carolina 29681  
herein called "Borrower," are (is) justly 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 certain promissory note(s) or assumption agreement(s), herein called "note" (if more than one note is described below the word "note" as used herein shall be construed as referring to each note singly or all notes collectively, as the context may require), said note being executed by Borrower, being payable to the order of the Government in installments as specified therein, authorizing acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and being further 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>
November 23, 1970	\$16,400.00	7 1/2%	November 23, 2003

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDING FEE  
PAID \$ 1.00

Attesty At Law  
Satter

GREENVILLE CO. S. C.  
OCT 2 2 50 PM '74  
DONNIE S. TANKERSLEY  
R.H.C.

THE debt hereby secured is paid in full, and the lien of this instrument is satisfied.

EXECUTED this 27th day of September, 1974, pursuant to delegation of authority appearing in Title 7, Part 1866, Code of Federal Regulations.

WITNESSES:

*Donnie S. Tankersley*  
Janet Ziegen  
Harold W. M... ..

THE UNITED STATES OF AMERICA 8711  
By Frank Bidwell  
County Supervisor  
Greenville County, South Carolina  
FHA, USDA

TOGETHER WITH ALL RIGHTS, INTERESTS, EASEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, THE RENTS, ISSUES, AND PROFITS THEREOF AND REVENUES AND INCOME THEREFROM, ALL IMPROVEMENTS AND PERSONAL PROPERTY NOW OR LATER ATTACHED THERETO OR REASONABLY NECESSARY TO THE USE THEREOF, ALL WATER, WATER RIGHTS, AND WATER STOCK PERTAINING THERETO, AND ALL PAYMENTS AT ANY TIME OWING TO BORROWER BY VIRTUE OF ANY SALE, LEASE, TRANSFER, CONVEYANCE, OR CONDEMNATION OF ANY PART THEREOF OR INTEREST THEREIN-ALL OF WHICH ARE HEREIN CALLED "THE PROPERTY";

TO HAVE AND TO HOLD the property unto the Government and its assigns forever.  
BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRENTS THE TITLE to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.
- (3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of any annual charge, may be paid by the Government to the holder of the note as provided in the insurance endorsement for the account of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the advance was due to the date of payment to the Government.

4328 NY-2