

USDA-FHA

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BOOK 1135 PAGE 577

Form FHA 427-1 & ARNSWORTH
(Rev. 10-11-67) R. M. C.REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(INSURED LOANS TO INDIVIDUALS)KNOW ALL MEN BY THESE PRESENTS, Dated September 3, 1969WHEREAS, the undersigned RAYMOND H. ARLEDGEresiding in GREENVILLE County, South Carolina, whose post office address is
R-2, Taylors, South Carolina 29687, herein called "Borrower,"are (1a) 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 a certain promissory note, herein called "the note," datedSeptember 3, 1969, for the principal sum of Ten Thousand Six Hundred and No/100
Dollars (\$ 10,600.00), with interest at the rate of five percent (5%) per annum, executed by Borrowerand payable to the order of the Government in installments as specified therein, the final installment being due on September 3, 2009
which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; andWHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that
the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949; andWHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured
note, in turn, will be the insured lender; andWHEREAS, when payment of the note is insured by the Government, the Government will execute and deliver to the insured lender along
with the note an insurance endorsement insuring the payment of all amounts payable to the insured lender in connection with the loan; andWHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the
insurance endorsement may be entitled to a specified portion of the payments on the note, to be designated the "annual charge"; andWHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower
and any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in
lieu thereof, and upon the Government's request will assign the note to the Government; andWHEREAS, 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 the instrument without insurance of the note, this instrument shall secure payment of the note; but
when the note is held by an insured lender, 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 endorse-
ment by reason of any default by Borrower:NOW, THEREFORE, in consideration of said loan 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 lender, to secure performance of Borrower's agreement herein to indemnify and
save harmless the Government against loss under its insurance endorsement 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, about one-half mile west of Milford Church on Milford Church Road, containing 6.9 acres, more or less, and being known and designated as Lot 4 on a plat of Lucretia Groce Estate prepared by W. A. Christopher, Surveyor June 18, 1919, and being more particularly described according to a plat of survey of Property of Raymond H. Arledge recorded in the RMC Office for Greenville County in Plat Book QQQ, at Page 133, as follows:

BEGINNING at a nail in the center of Milford Church Road at the corner of property now or formerly belonging to McPherson and running thence along McPherson's line, S. 4-15 E. 684.7 feet to an old stone; thence S. 7-10 W. 306.5 feet crossing Clear Creek to an old iron pin; thence N. 76-05 W. 320 feet to an iron pin on Clear Creek; thence along the line of property now or formerly belonging to Homer Harbin, N. 0-46 E. 924.3 feet to a