

USDA-FHA  
Form FHA 427-1 SC  
(Rev. 7-1-73)

FILED  
GREENVILLE CO. Position 5  
OCT 11 3 36 PM  
WILLIAM S. TAYLOR  
F.H.C.  
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

1324 779

KNOW ALL MEN BY THESE PRESENTS, Dated October 11, 1974  
WHEREAS, the undersigned William G. Owens and Gwendolyn M. Owens

residing in Greenville County, South Carolina, whose post office address  
is Route 3, East Georgia Road, 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>
October 11, 1974	\$16,000.00	9 1/2 %	October 11, 2007

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;

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:

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 certain piece, parcel or lot of land, situate, lying and being in Greenville  
County, State of South Carolina, being known and designated as Lot No. 36, as shown  
on plat of property of the D. N. Mayfield Estate, prepared by J. R. Bruce, dated  
November 4, 1952, and recorded in Plat Book CC at page 199, and having such metes and  
bounds, as follows:

BEGINNING at an iron pin on the Southern side of Georgia Road, and running thence with  
the Southern side of said Lot N. 74-35 E., 85.2 feet to an iron pin at the joint front  
corner of Lots Nos. 36 and SOLD Lot; thence with the line of SOLD lot S. 12-40 E.,  
190.3 feet to an iron pin at the joint rear corner of Lots 34 and 36; thence with the  
line of Lot 34, S. 74-25 W., 91 feet to an iron pin at the rear corner of Lot 35;  
thence with line of Lot 35; N. 9-15 W., 191.9 feet to an iron pin at the joint front  
corners of Lots 35 and 36 to the point of beginning.

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