

FILED
 GREENVILLE CO. S. C.
 3 45 PM '75
 USDA Form 1HA 427-1
 (Rev. 7-1-73)

BOOK 1345 PAGE 342

Position 5

STANKERSLEY
 R.M.C. REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated August 4, 1975
 WHEREAS, the undersigned John M. Simpson and Marian C. Simpson

residing in Greenville County, South Carolina, whose post office address
 is 401 Seminole Drive, 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>
August 4, 1975	\$19,000.00	8 1/8 %	August 4, 2008

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 (as) 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 warrants, the following property situated in the State of South Carolina, Counties of Greenville

All that certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, Austin Township, being shown as Lot No. 87, of Section II of WESTWOOD Subdivision as shown on plat prepared by Piedmont Engineers and Architects, dated September 16, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4F at pages 44 and 45.

A more particular description of said above numbered lot may be had by reference to said plat.

1HA 427-1 SC (Rev. 7-1-73)

4329 RV-2