

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-12-78)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

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THIS MORTGAGE is made and entered into by

Betty S. Griffith

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

Route # 5, Box 340, Travelers Rest, South Carolina 29690

herein called "Borrower," and:

WHEREAS Borrower is 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 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>
1/26/78	\$21,600.00	8%	January 26, 2011
9/10/79	\$ 2,230.00	9%	September 26, 2012

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;

"This instrument also secured the recapture of any interest credit or subsidy which may be granted to the borrowers by the Government 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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 as shown on plat of Coachman Estates, Section Two, recorded in Plat Book 4R, Page 29 of the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Cadillac Court, joint corner of Lots 10 and 11 and running thence with the joint line of said Lots N. 39-51 E., 111 feet to an iron pin, joint rear corner of Lots 9 and 10; thence with the joint line for said Lots N. 60-32 W., 150 feet to an iron pin on the southeast side of existing County Road; thence with the southeast side of said Road S. 31-06 W., 58.7 feet to an iron pin; thence turning S. 13-21 E., 35.35 feet to an iron pin on the southeast side of Cadillac Court; thence with the southeast side of Cadillac Court, S. 47-39 E., 109.8 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Marcia P. Waldron to be recorded on even date herewith.

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