

P.O. Box 10044, Fed. Sta.  
Greenville, SC 29603

Y USDA-FmHA  
Form FmHA 427-1 SC  
(Rev. 3-7-80)

GREENVILLE F. CO. S. C.

OCT 22 12 45 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1555 PAGE 909

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA  
Purchase Money Mortgage

THIS MORTGAGE is made and entered into by FAYE B. JAMES

residing in Greenville County, South Carolina, whose post office address is  
111 Faunawood Drive, Simpsonville, South Carolina 29681

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>
October 22, 1981	\$36,700.00	Thirteen & One- Quarter Per Cent (13-1/4%)	October 22, 2014

(If the interest rate is less than \_\_\_\_\_% for farm ownership or operating loan(s) secured by this instrument, then the rate may be changed as provided in the note.)

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, or any other statutes administered by the Farmers Home Administration;

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;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower 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 give 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, in the Town of Simpsonville, being known  
and designated as Lot No. 56, Sheet 1, Section 2 of WESTWOOD SOUTH  
Subdivision as shown by plat prepared by Piedmont Engineers and  
Architects and Planners, recorded in Plat Book 7C at pages 65 and 66.  
Reference to said plat is hereby craved for a more particular description.  
This being the same property conveyed to the Mortgagor herein by deed of  
Builders & Developers, Inc. of even date, to be recorded herewith.

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