

FILED
GREENVILLE COUNTY
USDA-FHA Form 427-1 SC (Rev. 7-1-73) REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

1343 147

KNOW ALL MEN BY THESE PRESENTS, Dated July 2, 1975
WHEREAS, the undersigned Robbie Dale Hambright and Sallie W. Hambright

residing in Greenville County, South Carolina, whose post office address is Route 3 Travelers Rest, South Carolina 29690, herein called "Borrower," are (ss) 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> |
|---------------------------|-------------------------|--------------------------------|--------------------------------------|
| July 2, 1975 | \$20,200.00 | 8 1/8% | July 2, 2008 |

And the note evidencing said debt was, and the instrument, at any time, may assign the debt and insure the payment thereof pursuant to the Consolidated Farm and Rural Home Loan 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 to the Government, or in the event the Government should assign this instrument with or without the note, this instrument shall secure payment of the note, but when the note is held by an insured lender, this instrument shall insure payment of the note in accordance with the debt evidenced thereby, but as to the note and such debt shall constitute an independent mortgage to secure the Government against loss under its insurance contract in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$20,200.00, at all times when the note is held to the Government, or in the event the Government should assign this instrument with or without the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements, conditions, covenants, and provisions for the payment of an insurance to other than the Government, at all times when the note is held by an insured lender, to secure the performance of Borrower's agreement herein to indemnify and save harmless the Government against all liabilities, obligations, and expenses incurred by reason of any default by Borrower, and at all times to secure the prompt payment of all advances and expenditures made to 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 convey unto the Government, with general warranty, the following property situated in the State of South Carolina, County of Greenville:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 73 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said subdivision by C. O. Piddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3 and according to said Plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Barclay Drive, joint front corner of Lots 73 and 74 and running thence with the common line of said lots, N. 36-42 W. 150 feet to a point; thence, S. 53-18 W. 80 feet to a point, joint rear corner of Lots 72 and 73; thence running with the common line of Lots 72 and 73, S. 36-42 E. 150 feet to a point on the edge of Barclay Drive; thence running with said Drive, N. 53-18 E. 80 feet to a point, the point of Beginning.

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