

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

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1975 900

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, Dated JULY 11th, 1975
WHEREAS, the undersigned CHARLES E. RAMSEY and EVELYN T. RAMSEY

residing in Greenville County, South Carolina, whose post office address is Route 4, Kennel Court, 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>
July 11th, 1975	\$17,500.00	8-1/8	July 11, 2008

And the said Borrower, as guarantor, Borrower, and the Government, acting through the Farmers Home Administration, United States Department of Agriculture, herein called the "Government," 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:

And it is the purpose and intent of this instrument that, at all times when the note is held by the Government, or in the event the Government should assign this instrument with or without recourse to the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements, contracts, and conditions, including any provisions for the payment of an insurance or other charge, that at all times when the note is held by an insured holder, this instrument shall constitute a mortgage to secure the performance of the note and such debt, but as to the note and such debt shall constitute an independent mortgage to secure the performance of the note and such debt in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$17,500.00, at all times when the note is held by the Government, or in the event the Government should assign this instrument with or without recourse to the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements, contracts, and conditions, including any provisions for the payment of an insurance or other charge, that at all times when the note is held by an insured holder, this instrument shall constitute a mortgage to secure the performance of the note and such debt, but as to the note and such debt shall constitute an independent mortgage to secure the performance of the note and such debt in the event of any default by Borrower, and the performance of every covenant and agreement of Borrower contained herein, in its 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 PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON OR HEREAFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING ON THE NORTHWESTERN SIDE OF KENNEL COURT, IN GREENVILLE COUNTY, SOUTH CAROLINA, NEAR THE TOWN OF SIMPSONVILLE, BEING SHOWN AND DESIGNATED AS LOT NO. 17 ON A PLAT OF MEADOW ACRES, SECTION 2, MADE BY JONES ENGINEERING SERVICE, DATED MARCH 1, 1973, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK 5-D, PAGE 1, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN SIDE OF KENNEL COURT AT THE JOINT FRONT CORNERS OF LOTS NOS. 17 AND 18, AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS, N. 44-45 W., 240 FEET TO AN IRON PIN; THENCE N. 45-15 E., 108 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF LOTS NOS. 15, 16 AND 17, S. 44-45 E., 240 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF KENNEL COURT; THENCE WITH THE NORTHWESTERN SIDE OF KENNEL COURT, S. 45-15 W., 108 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

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