

GREENVILLE CO. S. C.

March 21 11 34 AM '77

1977 MAR 30

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 8-19-75)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Hedy P. Sakal

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

201 Cheyenne 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>
March 21, 1977	\$21,000.00	8%	March 21, 2010

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 (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 with the buildings and improvements thereon situate on the north-east side of Cheyenne Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 77 on Plat of Section I of Westwood Sub-division, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-F, at Page 21 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Cheyenne Drive at the joint front corner of Lots 76 and 77 and runs thence along the line of Lot 76, N. 66-09 E. 191.9 feet to an iron pin; thence, N. 25-33 W. 116.85 feet to an iron pin on the south side of Cherokee Court; thence along Cherokee Court, S. 82-19 W. 40 feet to an iron pin; thence still along Cherokee Court, S. 65-06 W. 125 feet to an iron pin; thence, S. 20-38 W. 35.7 feet to an iron pin on the northeast side of Cheyenne Drive; thence along Cheyenne Drive, S. 23-50 E. 100 feet to the Beginning corner.

The within property is the same property conveyed to the mortgagor herein by that certain deed of Charles K. Eassy and Denise P. Eassy of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.

FmHA 427-1 SC (Rev. 8-19-75)

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