

GREENVILLE CO. S.C.

MAR 25 4 1977

BOOK 1392 PAGE 553

USDA-FmHA

Form FmHA 427-1 SC

(Rev. 8-19-75)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

MORTGAGEE'S ADDRESS: P. O. Box 10044, Federal Station, Greenville, S. C. 29603

THIS MORTGAGE is made and entered into by DAVID L. WHITLOCK AND LEISA L. WHITLOCK

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

408 Quillen Drive, Fountain Inn, South Carolina 29644,

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 24, 1977	\$15,000.00	8%	March 24, 2009

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 certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the eastern side of Quillen Avenue (Jones Mill Road) in the State of South Carolina, County of Greenville, Town of Fountain Inn, and having, according to plat entitled "Property of Vernon Cooper" prepared by C. O. Riddle, R.L.S., dated November 27, 1974, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Quillen Avenue, which iron pin is 400 feet northeast of Cherry Lane, and running thence along the eastern edge of Quillen Avenue, N. 17-59 E., 75 feet to an iron pin; thence turning and running S. 45-52 E., 166.4 feet to an iron pin; thence turning and running S. 17-59 W., 25.25 feet to an iron pin; thence turning and running N. 63-03 W., 151.15 feet to an iron pin in the eastern edge of Quillen Avenue, the point of beginning.

Being the same property conveyed to David L. Whitlock and Leisa L. Whitlock by deed of Robert Jeff Booker and Patricia C. Booker, dated March 24, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.

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

4328 RV-25

0553