

GREENVILLE CO. S. C.

USDA-FHA

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

Position 5

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REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated AUGUST 14, 1973
WHEREAS, the undersigned JACK I. HALL, JR. AND SCOTTIE D. HALL

residing in Greenville County, South Carolina, whose post office address is 107 Knollwood Circle, Fountain Inn, South Carolina
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:

Table with 4 columns: Date of Instrument, Principal Amount, Annual Rate of Interest, Due Date of Final Installment. Row 1: August 14, 1973, \$10,000.00, 12.00%, August 14, 2008

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and its due 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 in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the loans and as 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 herein, including any guaranty for the payment of an insurance or other charge, if at all times when the note is held by an insured holder, for the performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract in the event of any default by Borrower, and 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 in or 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 of Greenville:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, known as Fountain Inn, with all improvements thereon, or hereafter constructed thereon, being known and designated as Lot No. 1 as shown on a Plat of Knollwood Court, recorded in the FMC Office for Greenville County in Plat Book 104 at page 17, and having, according to said plat, the following notes and bounds, to wit:

BEGINNING at a point on Knollwood Court, the joint front corner of Lots No. 1 and 2 and running thence N. 34-55 E., 17.1 feet; running thence S. 17-01 E., 5.1 feet; running thence along a 20 foot right of way reserved for a street, S. 00-17 W., 100.1 feet to a point on Knollwood Court; running thence N. 04-17 W., 25.6 feet along Knollwood Court to a point; thence continuing along Knollwood Court, N. 37-05 W., 69.5 feet to the point of beginning.

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