

USDA-FHA
Form 1HA 4271 S (Rev. 7-1-73)

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GREENVILLE S.C.

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REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated August 21, 1975
WHEREAS, the undersigned JAMES R. BREWER and NANCY S. BREWER

residing in Greenville County, South Carolina, whose post office address is Rt. 1, Coachman Estates, Travelers Rest, South Carolina 29690, herein called "Borrower," are 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>
August 21, 1975	\$20,200.00	8-1/8	July 21, 2008

And the note evidence of said debt is secured by the Government, at any time, may assign the note and insure the payment thereof pursuant to the terms indicated here and Rural Development Act, Title 12, United States Code, 1946.

And if at the time of the execution of this instrument, that, in any event, at all times when the note is held by the Government, or in the event the Government shall assign this instrument without interest, in the event, this instrument shall secure the payment of the note, but when the note is held by an insured transferee, this instrument shall not secure the payment of the note in whole or in part, as evidenced thereby, but as to the note and such debt shall constitute an independent mortgage to secure the Government against loss in default insurance contract by reason of such default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$20,200.00, at all times when the note is held by the Government, or in the event the Government shall assign this instrument without interest, in the event, this instrument shall secure the payment of the note and all renewals and extensions thereof and all improvements, interest thereon, penalties, and charges for the payment of an insurance or other charges, if any, which may be required to insure the performance of Borrower's agreement herein to its demands and covenants, together with the Government against loss in default insurance contract by reason of such default by Borrower, and in all events and at all times to secure the prompt payment of all due and unpaid sums made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein, in its supplemental agreement, Borrower does hereby grant, bargain, sell, convey, and assign unto the Government, with power, unto the following property situated in the State of South Carolina, to-wit:

Greenville

ALL that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot 11 on the east side of Cadillac Court, as shown on plat of Section 2, Coachman Estates, recorded in plat book 4 R at page 29 of the Office of RMC for Greenville County, S.C., and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the east side of Cadillac Court, the joint front corner of Lots 11 and 12, and running thence with the joint line of said lots N. 59-27 E. 138 feet to an iron pin in rear line of Lot 34; thence with the rear line of Lots 34 and 35, N. 24-41 W. 130 feet to an iron pin in rear line of Lot No. 9; thence with the rear line of said lot S. 29-28 W. 40 feet to rear corner of Lot No. 10; thence with the rear line of said lot, S. 39-51 W. 111 feet to an iron pin on the eastern side of Cadillac Court; thence with the eastern side of said court, S. 20-59 E. 73.1 feet to the point of beginning.

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