USDA–FHA
Form FHA 427–1 S. C.
(Rev. 10–11–67)

Position 5

BOOK 1111 PAGE 451

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated December 9, 1968

WHEREAS, the undersigned H. Bruce Ayers and Mary Ann G. Ayers

residing in Greenville County, South Carolina, whose post office address is Route 4, Box 314, Piedmont, South Carolina 29673, 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 a certain promissory note, herein called "the note," dated December 9, 19 68, for the principal sum of Ten Thousand and No/100---------- Dollars ($ 10,000.00), with interest at the rate of Five---------- percent (5 %) per annum, executed by Borrower and payable to the order of the Government in installments as specified therein, the final installment being due on December 9, 2008 which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured note, in turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government will execute and deliver to the insured lender along with the note an insurance endorsement insuring the payment of all amounts payable to the insured lender in connection with the loan; and

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the insurance endorsement may be entitled to a specified portion of the payments on the note, to be designated the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in lieu thereof, and upon the Government's request will assign the note to the Government; and

WHEREAS, 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 the instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured lender, 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 endorsement by reason of any default by Borrower:

NOW, THEREFORE, in consideration of said loan 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 lender, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement 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 piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 144.07 acres, more or less, according to plat entitled property of Bruce Ayers made by Carolina Engineering & Surveying Co., dated March 11, 1967, recorded in the RMC Office for Greenville County, South Carolina in Plat Book XXX, Page 139, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in Bakers Creek on line of Campbell's land and running thence along Campbell's line, N 15-30 E, 920 feet to a stone; thence N 75-45 W, 952 feet to corner; thence N 14-15 E, 202 feet to corner; thence N 82-15 E, 212.4 feet to stone; thence N 82-55 E, 1564 feet to an iron pin; thence N 10-41 E, 1,013.9 feet to an iron pin; thence N 73-08 W, 726 feet to an iron pin; thence N 36-30 E, 1.302 feet to a stone; thence N 42-00 W, 937.2 feet to corner in center of Georgia Road; thence along

ENTERED AND CANCELLED OF RECORD
This 11th Day of December 1968
at 11:45 A.M.
R. M. C. FOR GREENVILLE CO., S. C.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 43