

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

FILED
GREENVILLE CO. S. C.
Position 5

BOOK 1331 PAGE 693

Mar 5 4 05 PM '76
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
DONNIE S. TANNERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, Dated March 5, 1976
WHEREAS, the undersigned Oscar S. Edmonds and Ellen L. Edmonds

residing in Greenville County, South Carolina, whose post office address
is Route 1, Travelers Rest, South Carolina 29690,
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:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
March 5, 1976	\$15,500.00	8 3/4%	March 5, 1996

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 of that piece, parcel, or lot of land, situate, lying and being in
the County of Greenville, State of South Carolina and having the following
courses and distances, to-wit:

BEGINNING at an iron pin at the southeastern corner of the within lot of
land, joint corner of property owned by the Mortgagor and Charles Donald
Styles and running thence with the common line of said owners, N. 24-10E.
120 feet to an iron pin; thence continuing with the common line of the
Mortgagor and the said Charles Donald Styles, N. 4-25W. 145.5 feet to an
iron pin; thence, S. 24-10W. 100 feet to an iron pin; thence, N. 75-00W.
127.2 feet to an iron pin; thence, S. 15-00W. 123 feet to an iron pin;
thence, S. 75-00E. 100 feet to an iron pin; thence, S. 50-00E. 72.3 feet
to an iron pin, the point of beginning.

MORTGAGORS also herewith convey all of their right, title and interest in
and to that certain easement right which they have heretofore been
conveyed to them over certain property belonging to Asa H. Mullinax,
Mae C. Mullinax, and Charles Donald Styles and which said ^{FHA 427-1 SC (Rev. 7-1-73)}
deed of easement is recorded in the R.M.C. Office for Greenville County,
South Carolina in Deed Book 1032, at Page 593.

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