

P.O. Box 10044
Greenville, S.C., 29603

SEP 29 4 41 PM '76
DONNIE S. YANKERSLEY
R.H.C.

BOOK 1379 PAGE 12

USDA-FmHA
Form FmHA 427-1 SC REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(Rev. 8-19-75)

THIS MORTGAGE is made and entered into by Ronald G. Flowers and Karen M. Flowers

residing in Greenville County, South Carolina, whose post office address is
Route 3, Jordan Road, Greer, South Carolina 29651

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>
Sept. 29, 1976	\$20,500.00	8 1/2	Sept. 28, 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 or 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 parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near Pleasant Hill Baptist Church, on the southwest side of Jordan Road, being shown and designated as containing 2 acres on a plat of property prepared for Ronnie G. and Karen M. Flowers, by Terry T. Dill, Surveyor, dated June 7, 1976, recorded in Plat Book 4-O at page 345, and having such metes and bounds as is thereby shown. According to said plat, said property fronts 300 feet on the southwest side of Jordan Road, with a depth of 290 feet on the northwest, a depth of 290 feet on the southeast, and having a rear width of 305 feet.

This being the same property conveyed to mortgagors by deed of Bronnie L. Mitchell and Etta H. Mitchell dated September 7, 1976, to be recorded herewith.

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