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USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-19-76)

FILED
GREENVILLE, S.C.
REAL ESTATE
MORTGAGE FOR SOUTH CAROLINA

BOOK 1428 PAGE 123

THIS MORTGAGE is made and entered into by
DONNIE S. JAMES by
H.M.C. William J. Martin and
Jeanette J. Martin

residing in Greenville County, South Carolina, whose post office address is
_____, South Carolina _____

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>
March 15, 1978	23,400.00	8%	March 15, 2011

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 that piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being more particularly described as follows:

LYING on the southeastern side of Anglewood Drive, being shown and designated as Lot 170 WEDGEWOOD, SECTION 2, with said plat having been made by Piedmont Engineers and Architects, bearing date of September 16, 1970, and being recorded in the RMC Office for Greenville County, in Plat Book 4-F, at Page 45, and having according to said plat the following metes and bounds description.

BEGINNING at an iron pin on southeastern side of Anglewood Drive with the joint front corner of Lots 170 and 171, running thence with said line S. 32-14 E., 159.9 feet to an iron pin to joint rear of corner of said Lots being teh center of a creek; running thence with rear of Lot 170, with creek as the line, N. 66-40 E., 91.09 feet to an iron pin at joint rear of Lots 169 and 170; thence running with joint line, N. 32-14 W., 174 feet to an iron pin on southeastern side of Anglewood Drive to joint front corner of said Lot; thence with Anglewood Drive,
(continued)

FmHA 427-1 SC (Rev. 10-19-76)

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