

GREENVILLE CO. S.C.

MAR 27 3 33 PM '78

Post Office
DONNIE S. TANKERSLEY
R.M.C.

1430 1430

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-25-77)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Sammy K. Harris and Cynthia F. Harris

residing in Greenville County, South Carolina, whose post office address is
Route 2, Box 53, Hunt Street, Travelers Rest, SC South Carolina 29690
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>
April 27, 1978	\$18,270.00	8 1/4%	April 27, 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 and for 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 in the State of South Carolina County of Greenville, being shown as Lot No. 57 on a Plat of Property of T. J. Stidham and Ruth M. Stidham prepared by Carolina Surveying Company dated April 5, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Gilreath St. (now known as Hunt St.) which iron pin is 110 feet, more or less, from the intersection of Gilreath St. (Hunt St.) and County Road and running thence S 63-30 W 200 feet to an iron pin; thence N 26-15 W 100 feet to an iron pin; thence N 63-30 E 200 feet to an iron pin on the southwestern edge of Gilreath St. (Hunt St.); thence with the southwestern edge of said street S 26-15 E 100 feet to the point of beginning

This being the same property conveyed to the Mortgagors herein of even date by T. J. Stidham and Ruth M. Stidham, said Deed to be recorded herewith in the R.M.C. Office for Greenville County, S.C., in Deed Book 1077 at page 944.