

FILED  
GREENVILLE CO. S. C.

JUL 14 12 58 PM '78

Position 5

BOOK 1438 PAGE 124

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

BONNIE S. TANKERSLEY

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Robena E. Gowens

residing in Greenville County, South Carolina, whose post office address is  
104 Knight Place, Piedmont, South Carolina 29673

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>
July 14, 1978	\$23,270.00	8 1/2 %	July 14, 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:

NOT, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being on the southwestern side of Knight Place, being shown and designated as Lot No. 25 as shown on plat of Canterbury Subdivision, Section 1, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N at page 69, dated March 22, 1972, prepared by Heaner Engineering Co., Inc., and having according to said plat the following metes and bounds to-wit:

BEGINNING AT AN IRON PIN ON the southwestern side of Knight Place at the joint front corner of Lots Nos. 24 and 25, and running thence with the line of Lot No. 24, S. 45-33-50 W. 141.43 feet to an iron pin; thence S. 68-50-00 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the line of Lot No. 26, N. 00-58-20 W. 138.21 feet to an iron pin on the southwestern side of Knight Place; thence with the curve of the southwestern side of Knight Place, the chord being of which is N. 67-42-15 W. 39.50 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by Deed of James E. Barton, Jr., of even date to be recorded herewith:

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

GCTO --- 1 JUL 14 78 407

3.50CT

0 1 2 3 4

4328 RV.2