

FILED  
GREENVILLE CO. S. C.  
USDA-FmHA  
Form FmHA 427-1 SC (Rev. 10-25-77)  
203 301  
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

Position 5

BOOK 1457 PAGE 869

THIS MORTGAGE is made and entered into by John A. Dreher and Tijuna J. Dreher

residing in Greenville County, South Carolina, whose post office address is  
118 Fourth Day Street, Piedmont, SC 29673, 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>
February 16, 1979	\$27,950.00	eight & three-fourths (8 3/4%)	February 16, 2012

And the note evidences a loan to Borrower, and the Government, at all times, may assign the note and assure 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 in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the loan and as 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, at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and agree to hold the Government against loss under its insurance contract in the event of any default by Borrower, and 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, in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign with the Government, with general warranty, the following property situated in the State of South Carolina, Counties of Greenville

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 26 as shown on a plat of Canterbury Subdivision, Section 11, recorded in the R.M.C. Office for Greenville County, S.C. in plat book 4-R at page 32 and a more recent survey recorded in plat book 6-0 page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fourth Day Street, the joint front corner of Lots No. 26 & 27, and running thence S. 46-04-36 W. 139.23 feet to an iron pin; thence N. 42-49-18 W. 12.0 feet to an iron pin; thence N. 55-27-37 W. 53.2 feet to an iron pin; thence N. 37-54-07 E. 145.59 feet to an iron pin on Fourth Day Street; thence along Fourth Day Street, S. 47-43-54 E. 85.00 feet to an iron pin the point of beginning.

THIS is the same lot conveyed to mortgagors by Steven E. Brady and Marsha H. Brady by deed of even date herewith, to be recorded.

Mortgagee's Address: PO Box 10044, F.S., Greenville, SC 29603

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

4329 RV.2