

GREENVILLE CO. S. C.

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DEBDA-Fund 10
TANKERSLEY

Form FmHA 427-1 SC
(Rev. 10-12-78)

Position 3

203:1488 PAGE 371

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Fred T. Bridwell and Patricia W. Bridwell

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

Hush Hole Road, off Hwy. 25, Travelers Rest, 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>
November 14, 1979	\$31,700.00	9%	November 14, 2012

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 loans, and 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 warrants, the following property situated in the State of South Carolina, County(ies) of Greenville

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, containing 9.26 acres, more or less, per plat made by Terry T. Dill, January 9, 1978, and recorded in the RMC Office of Greenville County in Book 6Q, Page 81, and having the following metes and bounds, to wit:

Beginning at a point in the center of the County road at the northeastern corner of the said property running thence with line of the property of Margaret B. Morgan S 10-04 W 1694 feet to an iron pin by White Oak Tree, old line; running thence with old line N 38-42 W 350.7 feet to an iron pin, this being the Hightower line; thence with Inez M. Taylor line N 10-00 E 1406.5 feet to the center of county road; thence with center of county road S 68-57 E 80 feet to a point; continuing with center of said road due west 80 feet to a point; thence N 71-27 E 122 feet to the beginning corner.

This is the same property heretofore conveyed to the Mortgagors herein by Estelle M. Dill by deed dated March 17, 1978 and recorded June 13, 1978, in the RMC Office for Greenville County in Deed Book 1080 at Page 983.

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