

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 3-7-80)

Position 5

FILED
GREENVILLE CO. S. C.

BOOK 1532 PAGE 687

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by THE PIEDMONT COMPANY

residing in FRANKLIN OHIO County, ~~XXXXXXXX~~, whose post office address is

Suite 700, 140 East Town St. Columbus, Ohio 43215, XXXXXXXX

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>
17 February	\$807,450.00	9%	17 February 2031

(If the interest rate is less than N/A % for farm ownership or operating loan(s) secured by this instrument, then the rate may be changed as provided in the note.)

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, or any other statutes administered by the Farmers Home Administration;

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;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a.

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 certain piece, parcel or tract of land situate, lying and being in Grove Township, State of South Carolina, County of Greenville, on the easterly side of Pelzer Road (Old Highway No. 20) containing 3.7653 acres, more or less, excluding the right of way of Pelzer Road, and being shown as a portion of 7.11 acres on plat entitled "Property of Westminster Co." prepared by Heaner Engineering Co., Inc. dated January 26, 1976, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Pelzer Road, joint corner of the Property herein described and property now or formerly of J. P. Stevens, and running N. 28-46 W. 36.27 feet to a point in the centerline of Pelzer Road;

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