

P.O. Box 10064
Greenville
USDA-FmHA
Form FmHA 427-1 SC
(Rev. 3-7-80)

MAY 11 2 43 PM '81
DONNIE S. TANKERSLEY
Recorder

BOOK 1542 PAGE 302

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by JOHN T. S. PEDEN, JR.

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

ROUTE 3, BOX 267, FOUNTAIN INN, South Carolina 29644

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>
MAY 21, 1981	\$6,450.00	5%	MAY 21, 1988

(If the interest rate is less than _____% 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

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15321801

South Carolina, County(ies) of GREENVILLE

ALL that piece, parcel or tract of land lying and being situate on the northeasterly side of Hickory Tavern Road (also known as Neely Ferry Road), Fairview Township, containing 17.9 acres and having according to plat of property of John T. S. Peden, Jr., prepared by Lewis C. Godsey, R. L. S., March 3, 1967, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book XXX at Page 53, the following metes and bounds, to-wit:

4328 RV.2