

0307

FILED GREENVILLE CO. S. C. Position 5 BOOK 40 PAGE 307
 USDA-FHA Form FHA 420-A (Rev. 11-2-70) REAL ESTATE MORTGAGE FOR SOUTH CAROLINA (INSURED LOANS TO INDIVIDUALS)
 BOYS 1213 PAGE 177
 NOV 15 3 25 PM '71
 R. H. C.

KNOW ALL MEN BY THESE PRESENTS, Dated November 15, 1971
 WHEREAS, the undersigned John A. Terrell and Dollie G. Terrell

residing in Greenville County, South Carolina, whose post office address
 is 410 Sellwood Circle, Simpsonville, South Carolina 29681
 herein called "Borrower," are (is) justly 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 certain promissory note(s) or
 assumption agreement(s), herein called "note" (if more than one note is described below the word "note" as used herein shall be
 construed as referring to each note singly or all notes collectively, as the context may require), said note being executed by Borrower,
 being payable to the order of the Government in installments as specified therein, authorizing acceleration of the entire indebtedness at
 the option of the Government upon any default by Borrower, and being further 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 15, 1971	\$17,700.00	7 1/2%	November 15 2004

State of South Carolina
 County of Greenville

The debt hereby secured is paid in full and the lien of this instrument
 is satisfied.

Executed this 19th day of July 1976, pursuant to delegation of authority
 appearing in Title 7, Part 1000, Code of Federal Regulations.

*Constance
 Annis
 1976*

Witnesses:
 THE UNITED STATES OF AMERICA
 BY Frank K. Erdell
 FRANK K. ERDELL, County Supervisor
 Greenville County, South Carolina
 Farmers Home Administration
 U.S. Department of Agriculture

Joyce Blaine
Catherine A. Owen

FILED
 JUL 22 1976

JUL 22 1976

2117

together with all rights, interests, easements, and appurtenances thereto belonging, the rents, issues, and profits thereof
 and revenues and income thereon, all improvements and property now or later attached thereto or reasonably necessary to the
 use thereof, including, but not limited to, water, water rights, and easements, and all payments at any time owing to Borrower by virtue of any sale, lease,
 mortgage, conveyance, or condemnation of any part thereof or interest therein, all of which are herein called "the property".
 TO HAVE AND TO HOLD the property unto the Government and its assigns forever.
 BORROWER by himself, his heirs, executors, administrators, successors and assigns WARRENTS THE TITLE to the property to the
 Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances
 specified hereinabove, and COVENANTS AND AGREES as follows:
 (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government
 against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an
 insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
 (2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home
 Administration.
 (3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of
 any annual charge, may be paid by the Government to the holder of the note as provided in the insurance endorsement for the account of
 Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be
 credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any
 advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the
 advance was due to the date of payment to the Government.

4328 RV-2