

USDA-FHA GREENVILLE CO. 3  
Form FBA 427-1 SC  
(Rev. 11-2-70)

Position 5

BOOK 1120 PAGE 307

FILED  
11 10 PM '71  
OLLIE FARMER  
R.M.C.

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA 40 PAGE 809  
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated April 22, 1971  
WHEREAS, the undersigned R. H. Leggett

residing in Greenville County, South Carolina, whose post office address is 11 Lakeview Drive, Greenville, South Carolina 29611  
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:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
March 22, 1971	\$165,000.00	7 1/2%	March 22, 2021

IN R.M.C. BOOK 1120, PAGE 207, securing a loan of \$134,000.00.

Borrower covenants and agrees that it will not discriminate, or permit discrimination by any agent, lessee, or other operator, in the use or occupancy of the housing or related facilities financed in whole or in part with the loan in connection with which this instrument is given, because of race, color, creed or national origin.

This instrument also secures the obligations and covenants of Borrower set forth in Borrower's Loan Agreement of March 22, 1971, which is hereby incorporated herein by reference.

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 13TH DAY OF AUGUST 1976, PURSUANT TO DELEGATION OF AUTHORITY APPEARING IN TITLE 7, PART 1866, CODE OF FEDERAL REGULATIONS.

WITNESSES:

BY Frank K. Bridwell  
FRANK K. BRIDWELL, County Supervisor  
FARMERS HOME ADMINISTRATION, USDA

together with all rights, interests, easements, hereditaments and appurtenances thereto and to be held for the use, benefit, and profit thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, or carpentering purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, 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 for 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.

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