

P. O. Box 10044, Fed. Sta
Greenville, S.C. 29603

FILED
GREENVILLE CO. S.C.

BOOK 71 PAGE 589

DEC 6 1 55 PM '77

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USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-19-76)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by
DAVID M. MCGINLEY and KAREN B. MCGINLEY

residing in **Greenville** County, South Carolina, whose post office address is
210 Corkwood Drive, Simpsonville, South Carolina **29681**.

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 notes (or assumption agreements), herein called "note," which has been executed by Borrower, is payable to the order of the Government, and authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
December 3, 1977	\$27,300.00	8 %	December 3, 2010

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 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 provided, 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, **Greenville**

All that certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville being known and designated as Lot No. 662, Sheet 2, Section VI of WESTWOOD Subdivision as shown on plat thereof recorded in Plat Book 5P at page 35 in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

Being the same property conveyed to the mortgagor herein by deed of Builders & Developers, Inc. of even date herewith, to be recorded. See also Deed Volume 940 at page 493.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Created
Dennis S. ...
MCGINLEY

THE DEBT HEREBY SECURED IS PAID IN FULL AND THE LIEN OF THIS INSTRUMENT IS SATISFIED.
EASED THIS 1st DAY OF AUGUST, 1980 PURSUANT TO DELEGATION OF AUTHORITY APPEARING
IN TITLE 7, PART 1866, CODE OF FEDERAL REGULATIONS.

WITNESSES:
Betty C. ...
William M. ...

THE UNITED STATES OF AMERICA
BY J. W. Brown
J. W. BROWN, Acting County Supervisor
GREENVILLE COUNTY, SOUTH CAROLINA
FARMERS HOME ADMINISTRATION, USDA

(20) If any part of the loan for which this instrument is given shall be used to purchase or improve the dwelling and has obtained the Government's consent to do so, the mortgagor and anyone acting on his behalf shall be deemed to have accepted the Government's conditions for the sale of the dwelling and with these conditions shall be deemed to have accepted the Government's conditions for the sale of the dwelling.

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