

FILED
GREENVILLE CO. S.C.

Position 5

BOOK 1292 PAGE 71

USDA-FHA
Form FHA 427-1 SC
(Rev. 7-1-73)

12 55 PM '73
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
JOHNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, Dated September 28, 1973
WHEREAS, the undersigned Walter T. Collins and Mary L. Collins

residing in Greenville County, South Carolina, whose post office address
is 108 Alice Ave., Simpsonville, S.C. South Carolina 29581

herein called "Borrower," are (as) jointly 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>
September 28, 1973	\$13,600.00	7 1/4%	September 28, 2006

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 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 lot of land with the buildings and improvements thereon, situate, lying and being near the City of Simpsonville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 27 on Plat of Roland Heights, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book S at page 34 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Alice Avenue, joint front corner of Lots No. 27 and 28 and running thence S. 35-09 E., 175 feet to an iron pin, joint rear corner of Lots No. 27 and 28; thence S. 52-16 W., 80 feet to an iron pin, joint rear corner of Lots No. 26 and 27; thence N. 35-09 W., 175 feet to an iron pin on Alice Avenue, joint front corner of Lots No. 26 and 27; thence N. 35-09 W., 175 feet to an iron pin on Alice Avenue, joint front corner of Lots No. 26 and 27; thence along Alice Avenue, N. 52-16 E., 80 feet to an iron pin, being the point of beginning.

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