

GREENVILLE CO. S. C.

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

DONNIE S. TANKERSLEY
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, Dated June 25, 1975
WHEREAS, the undersigned James E. Griffith, Jr.

residing in Greenville County, South Carolina, whose post office address
is Route 1, Clearview Circle, Travelers Rest, South Carolina 29690
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> |
|---------------------------|-------------------------|------------------------------------|--|
| June 25, 1975 | \$16,300.00 | 8 1/8% | June 25, 2008 |
| June 25, 1975 | 1,000.00 | 8 1/8% | June 25, 2008 |

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 piece, parcel or lot of land, situate, lying and being on the
Northern Side of Clearview Circle in the County of Greenville, State of
South Carolina being shown as Lot No. 47 on a plat of Clearview Acres
Subdivision dated January 1963, prepared by Carolina Engineering and
Surveying Company and being recorded in the R.M.C. Office for Green-
ville County in Plat Book MM, at Page 168 and having according to said
plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Clearview Circle at the
joint front corner of Lots 46 and 47; thence with the joint line of said
lots, N. 3-15 E. 175 feet to an iron pin at the joint corner of Lots 46,
47, 64 and 65; thence with the joint line of Lots 47 and 64, S. 86-45 E.
100 feet to an iron pin at the joint corner of Lots 47, 48, 63 and 64;
thence with the line of Lot 48, S. 3-15 W. 175 feet to an iron pin on the
Northern side of Clearview Circle; thence with the Northern side of
Clearview Circle, N. 86-45 W. 100 feet to an iron pin, the beginning
corner.

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