OREENVILLE CO. S. O. Position 5

entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

575-1392 FACE 273

USDA-FmHA
Form FmHA 427-1 SC

(Rev. 8-19-75)

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THIS MORTGAGE is made and entered into by

HUGH AND NANCY C. BENJAMIN

GREENVILLE

County, South Carolina, whose post office address is

ROUTE # 3 ---- SIMPSONVILLE

NHEREAS Borrower, and:

WHEREAS Borrower is indebted to the United States of America, acting through the Larmers Home Administration, United States Department of Agriculture, herein called the "Government," as evidenced by one or more promissory note(s) or assumption agreement(s), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the

Date of Instrument

March 22, 1977

\$ 9,000.00

Annual Rate of Interest

Installment

March 22, 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 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.

located on the northerly side of Charlie Black Road and constituting a portion of a tract of land conveyed to W.E. Perry, in Deed Book 364, at Page 194, and being described as follows in accordance with a survey prepared for W.E. Perry, by Campbell and Clarkson, Surveyors dated March 2, 1971.

BEGINNING at an iron pin on the northerly edge of Charlie Black Road and running thence along said Road, N. 64-28 W., 207 feet to an iron pin; thence N. 34-37 W., 237.4 feet to an iron pin; thence N. 87-07 E., 219.35 feet to an iron pin, said iron pin being located S. 76-25 E., 289.2 feet from the southwesterly corner of Lot previously conveyed to K.C. Logan, Jr.; thence S. 19-13 E., 310 feet to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage held by Farmer's Home Administration recorded in Mortgage Book 1213 at Page 245 on November 10, 1971 in the original amount of \$13,500.00

(OVER

FmHA 427-1 SC (Rev. 8-19-75)

1328 RV.23