FEB ZS 200. S. C.

DONNIE STANKERSLEY

800x1564 PAGE654

**USDA-FmHA** Form FmHA 427-1 SC (Rev. 3-7-80)

## REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

	KEAL ESTATE MORTONOE	· · · · · · · · · · · · · · · · · · ·	
THIS MORTGAGE is m	ade and entered into by Prank O.	Ferguson and Frances	3. Ferguson
residing in Gree	enville	County, South Caro	lina, whose post of Fice address is
		, South	Carolina
Department of Agriculture, h	s indebted to the United States of American called the "Government," as evidences been executed by Borrower, is payable the Government upon any default by Borrower.	to the order of the Government, aut	horizes accelerations of the entire  Due Date of Final
Date of Instrument	Principal Amount	of Interest	In stallment
5-12-81	\$14,280.00	5%	5-12-2001
5-12-81	\$25,720.00	14.5%	5-12-2001
2-26-82	\$84,000.00	15%	2-26-1989

\_\_\_\_% for farm ownership or operating loan(s) secured by this instrument, then the rate may be (If the interest rate is less than ..... changed as provided in the note.)

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, or any other statutes administered by the Farmers Home Administration;

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;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a.

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 O renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other O 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 array event and at - all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as here inafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does Othereby grant, bargain, xill, releax, and assign unto the Government, with general warranty, the following property situated in the State of

Greenville South Carolina, County(ies) of ... ALL that tract of land in the County of Greenville, State of South Carolina, in O'Neal Township containing 41 acres more or less and being a portion of a 56 acre tract of land shown on plat of A. J. McMillin Estate in Plat Book "B" at Page 97, and having the following metes and bounds, to-wit:

\* BEGINNING at an iron pin in the center of Few's Bridge Road (also known as Chastain O Road) at the corner of the tract retained by the grantors, which iron pin is situated S 84-57 E, 300 feet from the corner of James C. Lister, and running thence S 84-57 E,

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