

0793

FILED
GREENVILLE CO. S. C.
Form FHA 427-1 SC (Rev. 7-1-73)
53 12 33 PM '73
DONNIE S. TANKERSLEY
R.M.C.

Position 5

BOOK 1288 PAGE 551
BOOK 1289 PAGE 793

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA S. C.

Aug 22 2 06 PM '73

KNOW ALL MEN BY THESE PRESENTS, Dated August 22, 1973, DONNIE S. TANKERSLEY
WHEREAS, the undersigned Patrick B. Morrah, III and Linda J. Morrah

residing in Greenville County, South Carolina, whose post office address is Route 1, Box 314, Travelers Rest, South Carolina 29609 hereinafter 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:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
Aug. 22, 1973	\$15,000.00	7-1/4%	Aug. 22, 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 payment 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 (s) 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 tract of land containing 3.1 acres, more or less, in County and State aforesaid, on the West side of the Hendersonville Road (S. C. Highway 117) North of the Community of Tigerville, and having according to a plat and survey entitled "Drawn for Ralph M. Sloan" dated June 11, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin near the edge of the right-of-way for said road, corner of other property of Ralph M. Sloan; thence with line of Sloan property, S. 74-45 W. 194 feet to an iron pin; thence still with line of Sloan property, N. 41-02 W. 533.3 feet to an iron pin; thence N. 89-34 E. 500 feet to a point marked by a nail and cap in the center of said road; thence partially with said road and with the right-of-way therefor, S. 6-0 E. 357 feet to point of beginning.

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

4328 RV.2