

P. O. Box 10048
Greenville, S. C. 29603

Position 5

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-19-76)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

BOOK 1422 PAGE 511

THIS MORTGAGE is made and entered into by _____

RANDY R. POWERS AND DEBORAH L. POWERS

residing in GREENVILLE _____ County, South Carolina, whose post office address is

231 West Yellow Wood Drive, Simpsonville _____, South Carolina 29681

herein called "Borrower," and:

WHEREAS Borrower is 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 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 entire indebtedness at the option of the Government upon any default by Borrower, and is 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>
February 3, 1978	\$25,700.00	8	2/3/2011

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 WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATE, LYING AND BEING ON THE NORTHWESTERN SIDE OF YELLOW WOOD DRIVE, IN THE TOWN OF SIMPSONVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 578 ON A PLAT OF SHEET 1 OF WESTWOOD, SECTION VI, MADE BY PIEDMONT ENGINEERS AND ARCHITECTS, DATED NOVEMBER 18, 1974, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 4-X, PAGE 100, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHWESTERN SIDE OF YELLOW WOOD DRIVE AT THE JOINT FRONT CORNER OF LOTS NOS. 578 AND 579 OF SECTION VI AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS N. 44-51 W., 152.6 FEET TO A POINT; THENCE N. 58-28 E., 69.7 FEET TO A POINT; THENCE N. 28-57 E., 40 FEET TO A POINT AT THE JOINT REAR CORNER OF LOTS NOS. 578 AND 579; THENCE WITH THE COMMON LINE OF SAID LOTS S. 35-00 E., 155 FEET TO A POINT ON THE NORTHWESTERN SIDE OF YELLOW WOOD DRIVE; THENCE WITH SAID SIDE OF SAID DRIVE, S. 53-42 W., 37 FEET TO A POINT; THENCE CONTINUING WITH SAID SIDE OF YELLOW WOOD DRIVE S. 44-37 W., 43 FEET TO THE POINT OF BEGINNING.

(OVER)

FmHA 427-1 SC (Rev. 10-19-76)

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