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REALTOR
M.C. BERSLEY

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1980 Nov 5

USDA-FmHA
Form FmHA 427-1 SC
(Rev. 10-12-78)
STATE MORTGAGE FOR SOUTH CAROLINA

John P. Hawkins

THIS MORTGAGE is made and entered into by _____

residing in Greenville County, South Carolina, whose post office address is
Route 2, Styles Road, Taylors, South Carolina 29687

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>
Nov. 19, 1980	\$34,500.00	12.0%	Nov. 19, 2013

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 certain piece, parcel, or lot of land situate, lying and being in the state and county aforesaid, Oneal Township, in the Double Springs Community, about one-half mile east of Highway No. 290, and on the East side of a county paved road, and being a part of the same property conveyed to L. T. Burgess by Deed from Wm.M. Powell, et. al., recorded in the R.M.C. Office of Greenville County in Deed Book 561, at Page 55, and having the following courses and distances, to-wit:
BEGINNING on a nail and cap in the said county road, joint corner of the Lester Burgess lot, and runs thence with the said road, N. 8-00 W. 105 feet to a nail and cap in the center of the said road; thence S. 78-35 E. 25 feet to an iron pin on the east side of the said road, then continuing with the same course for a total distance of 185 feet to an iron pin; thence S. 56-35 E. 302 feet to an iron pin on the L. Fowler line; thence with the said line, S. 26-52 W. 98.5 feet to an old iron pin, joint corner of the Lester Burgess lot; thence with the Lester Burgess line, N. 56-05 W. 274.2 feet to an iron pin; thence with the other line of Lester Burgess lot N. 77-35 W. 150 feet to the beginning corner (iron pin back on line at 25 feet), containing Ninety Six One-Hundredths (0.96) of one acre, more or less.

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