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GREENVILLE CO. S. C.

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

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KNOW ALL MEN BY THESE PRESENTS, Dated December 5, 1975
WHEREAS, the undersigned J. DON ROGERS AND PATRICIA A. ROGERS

residing in Greenville County, South Carolina, whose post office address
is 204 Anderson Street, Greenville, South Carolina 29601
herein called "Borrower," are jointly indebted to the United States of America, acting through the Farmers Home Administration,

*Consolidated
Donnie S. Tankersley
Xmas*

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DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina
County of Greenville

4626

The debt hereby secured is paid in full and the lien of this instrument
is satisfied.

Executed this 19th day of July 1976, pursuant to delegation of authority
appearing in Title 7, Part 1866, Code of Federal Regulations.

Witnesses:

THE UNITED STATES OF AMERICA

Joyce Blaine

BY Frank K. Bridwell
FRANK K. BRIDWELL, County Supervisor

Patricia A. Rogers

Greenville County, South Carolina
Farmers Home Administration

(19) Borrower recognizes that, pursuant to Federal law, the Government will not be bound by any present or future State laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law.

(20) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for him, will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on dwelling relating to race, color, religion, or national origin.

(21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(22) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina 29201, and in the case of Borrower to him at his post office address stated above.

(23) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's hand(s) and seal(s) the day and year first above written.
Signed, Sealed, and Delivered in the presence of:

James C. Blahly, Jr.
Claudia R. Blahly
(Witness)

J. Don Rogers
Patricia A. Rogers
(SEAL)
(SEAL)

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