

RECORDING FEE
3.50
PAID USDA-FHA
Form FHA 427-1 SC
(Rev. 7-1-73)
PC STATE
PAID 084

FILED
GREENVILLE CO. S. C.

SEP 10 11 20 AM '73 Position 8

BOOK 1290 PAGE 201

COMMERCIAL ESTATE MORTGAGE FOR SOUTH CAROLINA
R.H.C.

Made to: *Tyrone & Bernice
Farrington, Inc.
11 S. Bay 74a
Greenville, S.C.
29602*

September 7, 1973

KNOW ALL MEN BY THESE PRESENTS, Dated
WHEREAS, the undersigned James C. Robinson and Maggie S. Robinson

residing in Greenville County, South Carolina, whose post office address
is Route 2, Box 306, Fountain Inn, South Carolina 29644
herein 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:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
September 7, 1973	\$17,400.00	7½	September 7, 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 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, lying being and situate in
the County of Greenville, State of South Carolina, near the Town of
Fountain Inn, being shown and designated as Lot 7 on a Plat entitled
"Survey for Fountain Inn Builders, Inc.", prepared by Joe E. Mitchell,
R. L. S., dated October 12, 1972, revised October 26, 1972 and revised
January 12, 1973, and being more particularly described in accordance
with the said revised Plat of January 12, 1973, to-wit:

BEGINNING at an iron pin in the edge of Hellams Street and running
thence along joint property line of Jones S. 67-54 E. 204.9 feet to an
iron pin; thence along joint property line of Woodland Heights Subdivision
S. 8-00 E. 100.4 feet to a point, said point being joint rear corner of
Lots 7 and 8; running thence along joint property line of Lot 8 N. 67-56
W. 255.1 feet to a point in the edge of Hellams Street; thence along the
edge of Hellams Street N. 22-01 E. 87 feet to the point of beginning.

THIS property is conveyed subject to easements, rights of way and
restrictions of record.

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

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