

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

FILED
GREENVILLE CO. S. C.
AUG 9 2 55 PM '74
DONNIE S. TAYLOR
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

1319 PAGE 401

KNOW ALL MEN BY THESE PRESENTS, Dated August 9, 1974
WHEREAS, the undersigned Paul Ray Ledford and Elizabeth L. Ledford

residing in Greenville County, South Carolina, whose post office address is Route 2, Box 265, Travelers Rest, South Carolina 29690, 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>
August 9, 1974	\$80,000.00	5 $\frac{1}{2}$	August 9, 2014

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:

NOT, 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, on the southerly side of North Saluda River and the southerly side of State Road S 23-526 near the Town of Marietta, and having, according to plat of property of T. Walter Brashier, prepared by Jones Engineering Service, the following metes and bounds, to-wit:

BEGINNING at the center point of North Saluda River approximately 450 feet southwest of pin in the bridge on State Road S 23-526 where it crosses North Saluda River on the east boundary of property of Grover C. Brown, et al, (or formerly), and running thence S. 28-30 E. 1,594.4 feet to an old stone; thence S. 5-00 W. 347 feet to an iron pin; thence S. 69-10 E. 400 feet to an iron pin; thence S. 72-45 E. 500 feet to an iron pin; thence S. 65-20 E. 956 feet to an iron pin in the center of S. C. Highway 414; thence along the center line of Highway 414 as the property line, N. 5-50 E. 252 feet to an iron pin at the center point of new culvert; thence N. 32-28 E. 106 feet to an iron pin; thence N. 33-34 E. 200 feet to an iron pin; thence N. 38-04 E. 200 feet to an iron pin; thence N. 44-56 E. 200 feet to an iron pin; thence N. 54-35 E. 200 feet to an iron pin; thence N. 60-33 E. 43.8 feet to an iron pin in the center of junction of Highway 414 and State Road S 23-526; thence along center of said State Road as the line, N. 3-56 W. 500 feet to an iron pin; thence N. 6-38 W. 100 feet to an iron pin; thence N. 12-08 W. 100 feet to an iron pin; thence N. 19-15 W. 100 feet to an iron pin; thence N. 25-02 W. 100 feet to an iron pin; thence N. 33-44 W. 100 feet to an iron pin;

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