

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

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

1348 783

KNOW ALL MEN BY THESE PRESENTS, Dated August 22, 1975
WHEREAS, the undersigned Ricky S. Banks and Debra E. Banks

residing in Greenville County, South Carolina, whose address is 1303 Davenport Road, Simpsonville, South Carolina 29631
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" or "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 Payment</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
August 22, 1975	\$22,000.00	8 1/8%	August 22, 2008

And the note evidences a loan to Borrower, and the Government, at any time, may call at its option and require the payment thereof pursuant to the Consolidated Loan and Repayment Program Act, Title V of the Housing Act of 1949.

And it is the purpose and intent of this instrument that, at all times when the note is held by the Government, or in the event the Government should assign this instrument without recourse of the note, to secure the prompt payment of the note and any renewals and extensions thereof and any agreements, conditions, covenants, and obligations of the note, and the performance of the note, but as to the note and said debt shall constitute an evidence of 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 and at all times when the note is held by the Government, or in the event the Government should assign this instrument without recourse of the note, to secure the prompt payment of the note and any renewals and extensions thereof and any agreements, conditions, covenants, and obligations of the note, and the performance of the note, and save harmless the Government against loss under its insurance contract by reason of any default by Borrower, at all times 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 and in any supplementary agreement, Borrower does hereby grant, convey, sell, release, and assign unto the Government, with interest, warrants, the following property situated in the County of South Carolina, County of Greenville

All that piece, parcel or lot of land situate, lying and being on the Northern side of Davenport Road in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot No. 572 as shown on a plat entitled "Westwood, Section VI", prepared by Piedmont Engineers, Architects & Planners, dated November 18, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at page 100 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Davenport Road at the joint front corner of Lots Nos. 572 and 575 and running thence with the line of Lot No. 575 N. 35-30 W. 127.67 feet to an iron pin in the rear line of Lot No. 574; thence with the rear lines of Lots Nos. 574 and 573 N. 49-34 E. 130 feet to an iron pin at the joint corner of Lots Nos. 571 and 572; thence with the line of Lot No. 571 S. 19-21 E. 63.45 feet to an iron pin in the line of property of Janie D. Detreville; thence with the line of the Detreville property N. 84-55 E. 90.3 feet to an iron pin on the Northern side of Davenport Road; thence with the Northern side of Davenport Road N. 62-34 E. 70 feet to the point of beginning.

4328 RV-21