

GREENVILLE COUNTY

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USDA-FmHA
Form FmHA 4274 (Rev. 10-25-77)

CONNIE S. TANNERSLEY
REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

Vivian J. Barnes

THIS MORTGAGE is made and entered into by

Greenville

residing in _____ County, South Carolina, whose post office address is

Route 3, Wendfield Drive, Travelers Rest

29690

South Carolina

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 notes or assumption agreements, 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>
Jan. 19, 1979	\$27,800.00	8 3/4%	Jan. 19, 2012

And the note evidencing said debt is held by the Government, or its agent, and the Borrower shall pay the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, as amended, and 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 its agent, the Government should assign this instrument with all interest thereon, to the Government, or its agent, to secure prompt payment of the note and any interest and expenses thereon and any agreement, contract, or obligation, in connection with the payment of an insurance or other debt, and at all times when the note is held by the Government, or its agent, this instrument shall secure payment of the note or debt, or both, not as to the note and such debt shall constitute an independent mortgage to secure the Government against loss under its insurance contract in the event of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$27,800.00, to Borrower, when the note is held by the Government, or its agent, the Government should assign this instrument with all interest thereon, to the Government, or its agent, to secure prompt payment of the note and any interest and expenses thereon and any agreement, contract, or obligation, in connection with the payment of an insurance or other debt, and at all times when the note is held by the Government, or its agent, this instrument shall secure payment of the note or debt, or both, not as to the note and such debt shall constitute an independent mortgage to secure the Government against loss under its insurance contract in the event of any default by Borrower, and in consideration of all other covenants, conditions, and obligations hereinafter set forth, Borrower does hereby grant, bargain, sell, release, and convey unto the Government, or its agent, with interest thereon, the following property situated in the State of South Carolina, to-wit:

All that piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 157 of Sunny Slopes Subdivision, Section Two, according to a plat prepared of said property by C. M. Riddle, Surveyor, February 8, 1971, and recorded in the S.M.C. Office for Greenville County, South Carolina, in Plat Book 4-8, at Page 67, and according to said plat having the following courses and distances, to-wit:

BEING at a point on the edge of Wendfield Drive, joint front corner with lot 156 and running thence with the common line with said lot, N. 74-30 E. 150 feet to a point, joint rear corner with lots 156, 161 and 162; thence running with the common line with lot 162, S. 15-30 E. 20 feet to a point, joint rear corner with lots 162, 161 and 158; thence running with the common line with lot 158, S. 74-30 W. 150 feet to a point on the edge of Wendfield Drive; thence running with the edge of said Drive, N. 15-30 W. 80 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of James C. Foster, III, by deed of even date herewith and which said instrument if being recorded simultaneously with the recording of this instrument.

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