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GREENVILLE CO. S.C.

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USDA-FMHA S. TANKERSLEY
Form F-11A 427-1 SC R.M.C.
(Rev. 10-25-77)

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Fountain Inn Company, A Limited Partnership

residing in Franklin ^{Ohio} County, ~~Franklin~~ ^{Franklin}, whose post office address is

140 East Town Street, Columbus

^{Ohio}
~~Franklin~~ ^{Franklin} 43215.

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 note(s) or assumption agreement(s), 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>Date of Final Installment</u>
January 25, 1979	\$632,000.00	8%	January 25, 2029

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 1960.

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 in attachment 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 terms and conditions herein, and 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 to other charge, that 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, in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warrants, the following property situated in the State of South Carolina, Counties of Greenville:

ALL that piece, parcel or tract of land situate, lying and being in Fountain Inn, County of Greenville, State of South Carolina, containing 7.91 acres, more or less, as shown on plat of Fountain Inn, Ltd., made by Carolina Surveying Company on January 7, 1977, and recorded in the R.M.C. Office in Plat Book 6-F, Page 94, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Fairview Street, at the corner of J. R. Thomason, and running thence along Thomason, S. 64-57 E. 591.9 feet to an iron pin at the corner of Land Fund, Ltd.; thence S. 39-03 E. 319.9 feet to an iron pin at the corner of Jones; thence S. 1-04 E. 412.6 feet to an iron pin at the corner of Nelson; thence with the line of Nita B. Nelson N. 77-42 W. 308 feet to an iron pin; thence along the line of Land Fund, Ltd., N. 27-16 W. 596.5 feet to an iron pin in Fairview Street; thence with Fairview Street N. 27-20 E. 45.1 feet to the point of beginning.

*Revocation. Deed of Land Fund, Ltd to
Fountain Inn Co. dtd 18 July 1977 in D.B. 1061
at page 120.*

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