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GUILD MORTGAGE COMPANY LLC
5887 COPLEY DRIVE
SAN DIEGO, CA 92111

Source of Title: **INSTRUMENT NO. 2021015443 BOOK DEED 1457, AT PAGE(S) 307-309**
Tax/Parcel #: **0059-00-055.01**

_____ [Space Above This Line for Recording Data] _____

LANCASTER COUNTY, SC	
2024013277	MORTGAGE
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
10-29-2024	08:39:26 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:MORT 5224 PG:23-27	

FHA Case No.: 4618065666
Loan No: LJZ024580F

PARTIAL CLAIM MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **SEPTEMBER 25, 2024**. The mortgagor is **ASHLEY E TENNANT AND JONATHAN C TENNANT, MARRIED** ("Borrower"), whose address is **3760 PAGELAND HWY, LANCASTER, SOUTH CAROLINA 29720**. This Security Instrument is given to the **Secretary of Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **TWENTY-THREE THOUSAND SEVEN HUNDRED THIRTY-FOUR DOLLARS AND 94 CENTS (U.S. \$23,734.94)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **AUGUST 1, 2051**.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale, the following described property located in the County of **LANCASTER**, State of **SOUTH CAROLINA**:

which has the address of, **3760 PAGELAND HWY, LANCASTER, SOUTH CAROLINA 29720** (herein "Property Address");

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE CITY OF LANCASTER, COUNTY OF LANCASTER, STATE OF SOUTH CAROLINA, AND DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT A

BEING THE SAME PROPERTY CONVEYED TO JONATHAN C. TENNANT AND ASHLEY E. TENNANT FROM GRADY CARPENTER BY DEED DATED 07/26/2021 AND RECORDED ON 07/28/2021 IN THE OFFICE OF THE REGISTER OF DEEDS FOR LANCASTER COUNTY, SOUTH CAROLINA IN DEED INSTRUMENT 2021015443 DEED BOOK: DEED 1457, PAGE: 307-309

Tax Parcel No. 0059-00-055.01

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing, is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.
2. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
3. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.
4. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.
5. **Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.



6. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph or applicable law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Ashley E Tennant
Borrower: ASHLEY E TENNANT

10/21/24
Date

Jonathan C Tennant
Borrower: JONATHAN C TENNANT

10/21/24
Date

Samantha Baker
Witness

Rebecca B. Medlin
2nd Witness

Samantha Baker
1st Witness - Printed Name

Rebecca B. Medlin
2nd Witness - Printed Name

_____[Space Below This Line for Acknowledgments]_____

BORROWER ACKNOWLEDGMENT

State of SOUTH CAROLINA

County of Lancaster

The foregoing instrument was acknowledged before me this October 21, 2024 (date) by ASHLEY E TENNANT, JONATHAN C TENNANT.

April R Williams
Notary Public (signature)

Notary Printed Name: April R. Williams

My Commission expires: 8/23/27



APRIL R. WILLIAMS
Notary Public
State of South Carolina
My Commission Expires Aug. 23, 2027



EXHIBIT A

Legal Description

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, on the South Side of SC State Highway No. 9, fronting on said highway containing 3.661 acres as shown on Plat of Boundary Survey for Pete E. Faile and Kimberly C. Faile, by Enfinger and Associates, dated July 7, 1999, and recorded July 29, 1999, in the Lancaster County Register of Deeds Office in Book 99, Page 528.