

FHA Form No. 2175-m
(For use under Sections 203-603)
(Eff. August 1947)

SEP 20 4 45 PM 1950

MORTGAGE
J. E. F. WORTH
R. M. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN: We, Paul R. Hopkins and Felva V. Hopkins

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Shenandoah Life Insurance Company, Inc.

, a corporation organized and existing under the laws of Virginia, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five Thousand Seven Hundred Dollars (\$ 5,700.00), with interest from date at the rate of four & one-fourth per centum ($4\frac{1}{4}$ %) per annum until paid, said principal and interest being payable at the office of Hall & Cox in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-five and thirty-four one-hundredths - Dollars (\$ 35.34), commencing on the first day of November, 1950, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 1970.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, state of South Carolina, being known and designated as lot No. 8 in subdivision of Augusta Acres, property of Marsmen, Inc. said plat being recorded in the R. M. C. Office for Greenville County in plat book "P" page 13 and having according to a recent survey by Pickell & Pickell, Engineers, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of High Street, joint corner of lots Nos. 8 and 10, and running thence with High Street S. 15-45 E. 178.6 feet to an iron pin; thence in a curved line S. 24-43 W. 32.4 feet to an iron pin on the north side of Churchill Circle; thence with Churchill Circle S. 65-20 W. 78.5 feet to an iron pin, joint corner of lots 7 and 8; thence with the line of lot No. 7, N. 24-40 W. 207.8 feet to an iron pin in line of lot No. 9; thence N. 69-40 E. 131.4 feet to the beginning corner.

Being the same lot conveyed to the mortgagors by J. E. Ivester and Agnes F. Ivester by deed recorded in the R. M. C. Office for Greenville County in deed volume 403 page 507.

The mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. This covenant shall be binding upon the mortgagor and his assigns and upon the violation thereof the mortgagee may at its option, declare the unpaid balance of the mortgage immediately due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.