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USDA-FHA
Form FHA 427-1 S. C.
(Rev. 4-20-66)

BOOK 1053 PAGE 435

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(INSURED LOANS TO INDIVIDUALS)

KNOW ALL MEN BY THESE PRESENTS, Dated March 31, 1967
WHEREAS, the undersigned Dawitt Arnold

residing in Greenville County, South Carolina, whose post office address is Route #2, Pelzer, South Carolina 29669, 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 a certain promissory note, herein called "the note," dated March 31, 1967, for the principal sum of Five Thousand, Seven Hundred, Fifty and Dollars (\$ 5,750.00), with interest at the rate of five percent (5%) per annum, executed by Borrower and payable to the order of the Government in installments as specified therein, the final installment being due on March 31, 2007, which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured note, in turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government will execute and deliver to the insured lender along with the note an insurance endorsement insuring the payment of the note fully as to principal and interest; and

WHEREAS, when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in the insurance endorsement may be entitled to a specified portion of the interest payments on the note, to be designated the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of FHA insurance in lieu thereof, and upon the Government's request will assign the note to the Government; and

WHEREAS, 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 the instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured lender, this instrument shall not secure payment of the note or attach 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 endorsement by reason of any default by Borrower:

NOW, THEREFORE, in consideration of said loan and (a) 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, (b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance endorsement 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 or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warranty, the following property situated in the State of South Carolina, County(ies) of Greenville

Tract No. 1

All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, containing according to a plat and survey made by C. O. Riddle, Surveyor, in April, 1956, 36.40 acres, more or less, being designated on said plat as Tract No. 1, and having the following metes and bounds, to-wit:

Beginning at an iron pin, intersection of two old roads and on line of land of Alex Chapman Estate, running thence with line of the Chapman Estate, N. 57-33 E. 3556 feet to an iron pin in or near Horse Creek; thence with said Creek as the line S. 27-15 E. 163 feet to an iron pin; thence S. 7-15 E. 492 feet to an iron pin; thence S. 53-45 W. 151 feet; thence N. 36-15 W. 299.9 feet to a stake; thence S. 53-45 W. 1492 feet to a stake; thence S. 68-57 W. 620 feet to a stake; thence S. 30-17 W. 214 feet to a stake; thence S. 16-40 W. 355 feet to a stake; thence S. 30-07 E. 302 feet to a stake; thence N. 89-38 W. 262.5 feet to a stake;

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for Pelzer 8-14-67
Call Road in Pelzer Book 1531 Page 430

SATISFIED AND CANCELLED OF RECORD

11th DAY OF Jan 1983
Dannie S. Tankersley
S. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:30 O'CLOCK P. M. NO. 16932

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 202