

MORTGAGE OF REAL ESTATE

RECORDED
MAY 15 3 43 PM '80
SOUTH CAROLINA
MAY 15 1980

State of South Carolina
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This Mortgage made on or as of the 15th day of
M. Otis Hopkins and Brinnie B. Hopkins
401 Townes Street
County of Greenville

between
MORTGAGOR (hereinafter called "Mortgagor"), residing at
in the City of Greenville
the State of South Carolina, and the United States of America.

(hereinafter called "Mortgagee"), acting by and through the Department of Housing and Urban Development, having a
Regional Office at Room 645 Peachtree-Seventh Building in the City of Atlanta, County of Fulton, and State of
Georgia.

WITNESSETH, that to secure the payment of an indebtedness in the principal amount of Fifty & No/100 ~~Seventeen Thousand Two Hundred~~
Dollars (\$ 17,250.00), with interest thereon, which shall be payable in accordance with a certain note, bond or
other obligation (which note, bond or obligation is hereinafter called "Note"), bearing even date herewith, a true and
correct copy of which, exclusive of the signature of the Mortgagor, marked "Schedule A", is annexed hereto and made a
part hereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the pro-
visions of the Note and this Mortgage, the within written Mortgage is given.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for
the 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 said Mortgagee, its successors and assigns, the following de-
scribed real estate, to wit:

ALL that certain piece, parcel or lot of land in the City and County of
Greenville, State of South Carolina at the Northwest corner of Townes
Street and Park Avenue (formerly Carrier Street) and having the following
metes and bounds, to-wit:

BEGINNING at the Northwest corner of the intersection of said street and
running thence along Townes Street N. 13 E. 85 feet to a stake corner;
thence along a lot now or formerly of Ferguson N. 77 W. 121 feet to the
lot now or formerly owned by A.A. Butler; thence along said lot S. 13
W. 85 feet to a stake on Parke Avenue; thence along said Park Avenue S.
77 E. 121 feet and 4 inches to the beginning corner.

THIS property is known and designated as Block Book No. 9-3-11.

THIS is the same property conveyed to M. Otis Hopkins and Brinnie B.
Hopkins from The Peoples National Bank of Greenville, South Carolina as
Trustee u/a with Josephine Newell dated August 30, 1949 recorded in Deed
Book 742 page 84, February 11, 1964.

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or
in any wise appertaining thereto; all buildings and other structures now or hereafter thereon erected or installed, and
all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such
land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for
the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing,
bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and
fixtures, and all replacements thereof, and additions thereto, whether or not the same are or shall be attached to such
land, buildings or structures in any manner;

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any
part thereof (including any easement), by the exercise of the power of eminent domain, including any award for
change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a
part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of
such awards, to give proper receipts and acquittances therefor, and to apply the same toward the payment of indebted-
ness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and pay-
able; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other
instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any
encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front
of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles
of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged
property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and
assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, as follows:

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