

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

Position 5

BOOK 45 PAGE 488  
BOOK 1052 PAGE 411

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

KNOW ALL MEN BY THESE PRESENTS, Dated March 17, 1967

WHEREAS, the undersigned George Hopkins and Della B. Hopkins

residing in Greenville County, South Carolina, whose post office address is  
Route 3, Pelzer South Carolina 29669, herein called "Borrower,"  
are (as) 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 17, 1967, for the principal sum of Eleven Thousand Five Hundred and No/100  
conveyed by George W. Arnold to George Hopkins and Della B. Hopkins interest at the rate of five percent (5%) per annum, executed by Borrower  
with the line of said tract, N 43-20 W, 214 feet to pin; thence  
N 54-03 E, 459.4 feet to an iron pin in line of property now or formerly  
of Hopkins; thence with the line of said property, N 61 W, 1059.3 feet  
to point in center of the road leading to the Wares; thence with the  
center of said road as the line, S 15-05 E, 1259 feet to point in the  
center of road; thence continuing with the center of said road as the  
line, S 14-30 E, 521 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor by deed of George W. Arnold, dated November 25, 1955, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 539, Page 431.

See plat recorded in the RMC Office for Greenville County, South Carolina, in plat Book 900, Page 47.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  
THE DEBT HEREBY SECURED IS PAID IN FULL AND THE LIEN OF THIS INSTRUMENT IS EXTINGUISHED  
EFFECTED THIS 9TH DAY OF FEBRUARY 1977 PURSUANT TO DELEGATION OF AUTHORITY APPROVED BY  
TITLE 7, PART 1866, CODE OF FEDERAL REGULATIONS.

WITNESSES: John P. Pierce 22370 THE UNITED STATES OF AMERICA

John P. Pierce BRIMELL COUNTY SUPERVISOR  
USDA  
together with all rights, interests, easements, and appurtenances thereto, the rents, issues, and profits thereof  
and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use  
thereof, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale,  
lease, transfer, conveyance, or confirmation of any part thereof or interest therein—all of which are herein called "the property";  
TO HAVE AND TO HOLD the property unto the Government and its assigns forever.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the  
Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances  
specified hereinabove, and COVENANTS AND AGREES AS FOLLOWS:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government  
against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an  
insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay the Government any initial fees for inspection and appraisal, and any delinquency charges, now or hereafter required by  
regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of  
any annual charge, may be paid by the Government to the holder of the note as provided in the note and insurance enforcement for the account  
of Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be  
credited by the Government on the note, and thereupon shall constitute an advance by the Government for the account of Borrower. Any  
advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the  
advance was due to the date of payment to the Government.

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