

USDA-FmHA
Form 1-427-1 SC
(Rev. 10-25-77)

GREENVILLE CO. S. C.

Position 5

1455 PAGE 984

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BROWN ENTERPRISES
R.M.C.

STATE MORTGAGE FOR SOUTH CAROLINA

THIS MORTGAGE is made and entered into by Gary R. Hawkins and Teresa J. Hawkins

residing in Greenville County, South Carolina, whose post office address is

Route 2, Paris View Drive, Taylors, S. C. 29687, South Carolina

herein called "Borrower," and

WHEREAS Borrower is 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 one or more promissory notes (or assumption agreements), herein called "note," which has been executed by Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at the option of the Government upon any default by Borrower, and is described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
January 24, 1979	\$30,400.00	8 3/4%	January 24, 2012

And the note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1946.

And 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 this instrument without insurance of the note, this instrument shall secure payment of the note, but when the note is held by an insured holder, 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 contract in reason of any default by Borrower.

NOW, THEREFORE, in consideration of the sum of \$30,400.00, and as 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, including any provision for the payment of an insurance or other charge, at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and hold harmless the Government against loss under its insurance contract in reason of any default by Borrower, and 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, with all appurtenances, with general warranty, the following property situated in the State of South Carolina, County of Greenville:

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 36 as shown on plat of Paris View, Section 1, recorded in plat book VV page 101 of the R.M.C. Office for Greenville County, S.C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Paris View Drive, the joint front corner of Lots 35 & 36; thence with the joint line of said lots S. 86-35 W. 200 feet to an iron pin, joint rear corner of Lots 5, 6, 35 & 36; thence with joint line of lots 5 & 36 S. 3-25 E. 100 feet to an iron pin joint rear corner of lots 36 & 37; thence with the joint line of said lots N. 86-35 E. 200 feet to an iron pin on the west side of Paris View Drive; thence with the west side of said Drive N. 3-25 W. 100 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by Brown Enterprises of S.C., Inc. by deed of even date herewith to be recorded.

Mortgagee's address:
PO Box 10044 Federal Station
Greenville, S. C. 29603

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