

JAN 23 10 19 AM 1941

State of South Carolina,

County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, ** Bernice Hawkins, SEND GREETINGS:
 WHEREAS, I the said Bernice Hawkins, as

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of Thirty-seven Hundred Fifty and no/100 - - (\$3750.00) Dollars, with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Thirty-seven and 50/100 - - - (\$ 37.50) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Bernice Hawkins,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said Bernice Hawkins

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, about two miles north from Greer, on the south side of road leading from State Highway #14 (Moste lla Road) to Apalache Mills, being designated as lot #13 on plat of the S. J. Morgan property, prepared by H. S. Brockman, Surveyor, November 19th, 1941, and having the following courses and distances, to-wit:-

Beginning at a point in center of said road (iron pin on south bank of road), joint corner of Tracts # 13 and #14, and runs thence as the dividing line between said lots or tracts, S 13-20 W six hundred sixteen and five-tenths (6161.5) feet to iron pin in old abandoned road; thence along said abandoned road, S 28-00 E two hundred ninety-one and six-tenths (291.6) feet to black gum on branch; thence along said branch, N 74-00 E eighty-one (81) feet to iron pin on said branch, joint corner tracts #13 and #12; thence as the dividing line between said tracts, N 8-20 E eight hundred two and five-tenths (802.5) feet to point in center of (first) said