

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES F. HAWKINS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Five Thousand and No/100** - - - - -

DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of **Five and One-Half (5 1/2%)** per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, about Six miles North of Greenville, on the Eastern side of Paris Mountain State Park Road, and on both sides of Mountain Creek, being bounded in the North by lands now or formerly of J. H. Batson, on the East and South by other lands of myself and on the West by the said road and lands of the State Park and land of Tom Nalley Estate and described as follows:

BEGINNING at a stake on the Southern side of the said creek, joint corner of the State Park Lands and running thence N. 10-00 W. 268.2 feet to a stone, joint corner of the State Park Lands and of Tom Nalley Estate; thence with the Nalley Estate line, N. 6-46 W. 561 feet to a stake and iron pin at the base of a large Red Oak Tree; thence with the Batson line S. 56-15 E. 600 feet to an iron pin on the said line; new corner; thence S. 4-21 W. 332 feet to an iron pin on the North side of said creek; thence S. 21-21 W. 145 feet to an iron pin on the Southern side of a small branch; thence S. 29-36 W. 123 feet to an iron pin on the Southern side of said branch; thence S. 18-15 W. 129 feet, crossing the branch; to an iron pin; thence S. 77-45 W. 183 feet to an iron pin on the East edge of the said road (iron pin back on line at 10 feet); thence with the said road N. 5-00 W. 114 feet to a point on the East edge of said road; thence N. 12-00 W. 132 feet to the beginning corner, containing 7.5 acres, more or less.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.