

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, T. J. Hawkins & J. H. Baker

SEND GREETING:

WHEREAS, we the said T. J. Hawkins & J. H. Baker

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

One Thousand and no/100 - - - - - (\$ 1000.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Sixteen & no/100 - - - - - (\$ 16.00) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said T. J. Hawkins and J. H. Baker, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the northwest side of Jones Avenue (at onetime called Spring Street), containing one-half acre, more or less, and bounded on the northeast by the R. B. Ballenger lot formerly, now the Victor-Monaghan Company, Southeast by the said Jones Avenue (or formerly Spring Street), and Southwest and Northwest by the lands of Victor-Monaghan Company, and having the following courses and distances, to wit:-

BEGINNING at a stake on the Northwestern side of said Avenue, cornering with Victor-Monaghan lot, and running thence with said Avenue N 34-10 E 105.6 feet to iron pin, cornering with the lot formerly of Ballenger; thence N 57-20 W 209.2 feet to iron pin; thence S 34-10 W 105.6 feet to iron pin; thence S 57-20 E 209.2 feet to the beginning corner.

This is the same property conveyed to us by T. G. Stroud by Deed dated October 22, 1942, recorded in R. M. C. Office for Greenville County in Vol. 248, page 343.

Handwritten notes:
Paid
July 14, 1944
T. J. Hawkins & J. H. Baker
Greer, S. C.
Duty - Taxes
Mortgage - 1000.00

RECORDING AND MANAGER OF RECORDS
S. M. C. FOR GREENVILLE COUNTY, S. C.
RECORDED IN R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.
INDEXED IN R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.