



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, J. B. Hawkins, Jr., of Greenville County

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Five Thousand Two Hundred and no/100 \$ 5,200.00 Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Fifty Two and no/100 - - - - - (\$52.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 11-7/12 years after date. The note further provides 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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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, Chick Springs Township, in the City of Greer, lying just northwest of the Brushy Creek Road and on the west side of Grace Street, being all of Lots Nos. 4, 5 and 6 and the eastern portion of Lot No. 33 on a plat of property made for Grace W. Schilleter by H. L. Dunahoo, Surveyor, dated September 29, 1947 and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the western edge of Grace Street, joint front corner of Lots Nos. 6 and 7 on said plat, and runs thence with the common line of said lots in a westerly direction 150 feet to an iron pin, joint corner of Lots Nos. 6, 7, 32 and 33 on said plat; thence with the common line of Lots Nos. 32 and 33, S. 73.58 W. 115 feet to a point on line of these lots; thence a new line in a slightly southeasterly direction to a point on the common line of Lots Nos. 33 and 34, which point is exactly 75 feet S. 73.58 W. of the joint corner of Lots Nos. 3, 4, 33 and 34; thence with the common line of Lots Nos. 33 and 34, N. 73.58 E. 75 feet to a stake, joint corner of Lots Nos. 3, 4, 33 and 34 on said plat; thence with the common line of Lots Nos. 3 and 4 in an easterly direction (slightly southeasterly) 166 feet to a stake on the western edge of Grace Street; thence with the western edge of Grace Street N. 3.00 W. 150 feet to the beginning corner; being the same conveyed to me by E. F. Dickerson by his deed dated March 3rd, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 495 at Page 321.

[Handwritten signatures and notes at the bottom right of the page]