

DEC 27 9 21 AM 1960

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Joseph A. Bawkum and Peggy P. Bawkum

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

WHEREAS, the Mortgagor is well and truly indebted unto The Pelzer-Williamston Bank

(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

SIXTEEN HUNDRED FIFTY-ONE & 93/100 - - - - - DOLLARS (\$ 1651.99)

due and payable in monthly installments of \$69.00 each month beginning January 21, 1961 and continuing each month until paid in full

with interest thereon from ~~the~~ maturity at the rate of six per centum per annum, to be paid: semi-annually

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 purposes:

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, on the Northwestern side of Old Grove Road near the City of Greenville, and being known as Lot No. 26 on a Plat of Grove Hills recorded in the R. M. C. Office for Greenville County in Plat Book P, at Page 37, and described as follows:

BEGINNING at a stake on the Northwestern side of Old Grove Road 1500.8 feet Northeast from U. S. Highway #29 at the corner of Lot No. 27, and running thence with the Northwestern side of Old Grove Road, N. 35-30 E. 75 feet to a stake; at corner of Lot No. 25; thence with the line of said lot, N. 60-00 W. 191.4 feet to a stake at the corner of Lot No. 4; thence with the line of said lot, S. 31-19 W. 75 feet to a stake at the corner of Lot No. 27; thence with the line of said lot, S. 60-04 E. 186.6 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Edward Stanley Stepien

The lien of this mortgage is junior to that certain mortgage executed by Edward Stanley Stepien to Canal Insurance Company recorded in Mortgage Book 667, at page 31, R. M. C. Office for Greenville County

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.