

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. N. C.

WHEREAS, I, Conwell Hawkins, of the County of Greenville, State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park,

(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 FIFTEEN HUNDRED and no/100

Dollars (\$1500.00) due and payable

as follows:

FIFTY (\$50.00) DOLLARS on December 10, 1961, and a like sum on the 10th day of each and every succeeding Calendar month thereafter, until paid in full,

with interest thereon from date at the rate of Seven 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, near City of Greenville, on northwestern side of Minus Street, shown and designated as Lot Number Ten (No. 10) in Block "D" on plat of Thos. F. Parker property known as "Sterling Annex", made by F.G. Robers, Engr., same recorded in Plat Book "C" at page 81 in the R. M. C. office, and having the following metes and bounds, to-wit:

BEGINNING at a point on northwestern side of Minus Street, joint front corner with Lot No. 11 in Block "D", and running thence S. 47-45 W. 50 feet along northwestern side of Minus Street to a point, joint front corner with Lot No. 9 in Block "D"; thence N. 44-50 W. 150 feet along line of said Lot No. 9 to point, joint rear corner with said Lot No. 9; thence N. 47-45 E. 50 feet to point, joint rear corner with Lot No. 11 in Block "D"; thence S. 44-50 E. 149.9 feet along the line of said Lot No. 11 in Block "D" to the point of beginning.

The above described property is the same conveyed to me by Carrie Cunningham by her deed dated January 6, 1961, recorded in said R. M. C. office; and is a part of same conveyed to Carrie Cunningham by Mildred Kyles by deed dated Nov. 28, 1951, recorded in said R. M. C. office in Vol. 446 at page 384.

There is located on said described property a five-room frame dwelling house, and this mortgage is given to obtain funds with which to pay for same and is a purchase money mortgage.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the mortgagor is to insure and to keep insured the buildings and other improvements on said described property, against loss and/or damage by fire and/or other casualties, in a sum not less than Two Thousand (\$2,000.00) Dollars and same to be in all other wise as provided, and in accordance with, the terms and stipulations hereinafter more fully set forth.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

[Handwritten notes and signatures at the bottom of the page, including "Paid in full" and "O.S. 11-10-61"]