

GREENVILLE CO. S. C.
DEC 4 3 55 PM 1964

BOOK 980 PAGE 165



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Theron G. Hawkins and Edith B. Hawkins, of Greenville County

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Two Thousand, One Hundred Fifty and no/100 ----- (\$ 2,150.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Twenty Six and 36/100 ----- (\$ 26.36)

Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable..... years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township,

and according to plat of T. G. Hawkins, made by W. P. Morrow, Surveyor, July 28, 1954, recorded in the R. M. C. Office for Greenville County in Plat Book FF, at Page 199, having the following metes and bounds, to-wit:

BEGINNING in the center of the intersection of State Highway No. 14 (Rutherfordton Road) and New Cut Road, and running thence with the center of State Highway No. 14, S. 35-20 W. 366.9 feet to an iron pin, corner of C. B. Bright land; thence with the line of C. B. Bright land, S. 46-25 E. 331 feet to an iron pin; thence still with Bright land, N. 32-30 E. 375 feet to an iron pin in the center of said New Cut Road; thence with the center of New Cut Road, N. 47-15 W. 316 feet to the point of beginning, containing 2.70 acres, more or less; being the same conveyed to us by Greenville School District No. 520 by deed dated July 29, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 505, at Page 207.

LESS HOWEVER, All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.71 acres, more or less, being a portion of the property hereinabove described as is more fully described in the deed of Theron G. Hawkins and Edith B. Hawkins to Gordon L. Suddeth and Nannie E. Suddeth dated July 10, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Volume 754, at Page 571.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Mary C. Kellitt
asst. Secy
10/14/68
Witness: Fern Brannon

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Oct. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:53 O'CLOCK A. M. 9929