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FILED
GREENVILLE CO. S. C.

BOOK 1209 PAGE 01

OCT 5 4 56 PM '71

MORTGAGE
R.M.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Broadus L. Hawkins
and Audrey W. Hawkins

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seven Thousand Five Hundred and no/100-----DOLLARS (\$ 7,500.00), with interest thereon at the rate of 7½ per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 10 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, being known and designated as lots 4 and 5 as shown on a plat of Parkvale recorded in Plat Book K at Page 54 in the R.M.C. Office for Greenville County, said plat being of Section C of said Subdivision. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin at the corner of lot 3 on the eastern side of Summitt Drive (formerly Bennett Street) and running thence S. 82-50 E. 150 feet; thence N. 7-30 E. 140 feet to an iron pin, the corner of lots 5 and 6; thence N. 82-50 W. 150 feet to Summitt Drive; thence with said drive as the line, S. 7-30 W. 140 feet to the beginning corner. LESS, HOWEVER, all that piece, parcel or lot of land previously conveyed to the City of Greenville by deed recorded in Deed Book 481 at Page 100 on July 3, 1953. The above strip conveyed to the City of Greenville was for the purpose of widening Summitt Drive and was a strip approximately 5 feet by 140 feet.

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.