

FILED
GREENVILLE CO. S. C.

BOOK 1258 PAGE 512

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DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BARRY M. HAWKINS and KAREN B. HAWKINS

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Twenty-four Thousand Two Hundred fifty Dollars and no/100 DOLLARS (\$ 24,250.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being and designated as Lot 44, Section I, Lake Forest Subdivision as shown on plat thereof recorded in the RMC Office for Greenville, County in Plat Book GG, page 17, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Tranquil Avenue, at the joint front corner of Lots 44 and 45, and running thence N. 24-16 E. 224.5 feet, to an iron pin at the joint rear corner of Lots 44 and 45; thence N. 89-30 W. 51.2 feet to a point; thence N. 56-28 W. 24.6 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence S. 38-33 W. 180.6 feet to an iron pin on the Northern side of Tranquil Avenue at the joint front corner of Lots 43 and 44; thence along The Northern side of Tranquil Avenue S. 49-26 E. 120 feet to an iron pin the point of beginning.

This being the same property conveyed to the Grantor herein by Deed of Ernest Blakely, Jr. dated October 12, 1961 and recorded in Deed Book 684 at page 109 in the R.M.C. Office for Greenville County.