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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 14 10 43 AM '73

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.M.C.

BOOK 1269 PAGE 585

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLYDE I. HAWKINS, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FAIRLANE FINANCE COMPANY OF GREENVILLE, INC.,

(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 SEVEN THOUSAND TWO HUNDRED AND NO/100-----

Dollars (\$ 7,200.00) due and payable

One Hundred Fifty and No/100 Dollars (\$150.00) on the 15th day of April, 1973, and One Hundred Fifty and No/100 Dollars (\$150.00) on the 15th day of each month thereafter until paid in full after maturity

with interest thereon from ~~25%~~ at the rate of Eight per centum per annum, to be paid: after maturity.

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, in Chick Springs Township, located near Pleasant Grove Baptist Church and being shown as all of Lot number Sixteen (16) and a small strip from the adjoining side of lot number Seventeen (17), and being shown on plat made for John H. Greer, by H. S. Brockman, Surveyor, dated July 16, 1957, recorded in Plat Book PP page 121, Greenville County R.M.C. Office and having the following courses and distances, to wit:

BEGINNING at an iron pin on the Northeast side of Oak Forest Drive at the joint front corner of Lots 15 and 16 and running thence N. 38-45 W., 95.4 feet along the said drive to old corner at the joint front corner of Lots 16 and 17; thence still with Oak Forest Drive N. 38-45 W., 8.5 feet to new corner in front line of Lot 17, new corner; thence a new line N. 53-26 E., 179 feet to the joint rear corner of Lots 16 and 17; thence S. 31-58 E., 94.8 feet along the line of lot number 12 to iron pin at the joint rear corner of Lots 15 and 16; thence S. 50-15 W., 166 feet as the joint line of Lots 15 and 16 to the beginning corner.

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.