

SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1972)

**MORTGAGE**  
GREENVILLE CO. S. C.

This form is used in connection  
with mortgages insured under the  
one- to four-family provisions of  
the National Housing Act.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

JUL 12 3 12 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS E. HAWKINS AND MARTHA H. HAWKINS

Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAMERON-BROWN COMPANY

organized and existing under the laws of the State of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of TWENTY-FOUR THOUSAND EIGHT HUNDRED AND 00/100 Dollars (\$ 24,800.00 ), with interest from date at the rate of EIGHT AND ONE-HALF per centum ( 8½ %) per annum until paid, said principal and interest being payable at the office of CAMERON-BROWN COMPANY

in or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED NINETY AND 71/100 Dollars (\$ 190.71 ), commencing on the first day of September, 19 76, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August, 2006.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of GREENVILLE

State of South Carolina: being shown on a plat of property known as Palmetto Terrace, recorded in plat book QQ at page 13A in the RMC Office for Greenville County and shown and designated as part lot 75 and part lot 76 on plat of property of Thomas E. Hawkins and Martha H. Hawkins, prepared by Freeland & Associates, dated July 2, 1976, recorded in plat book 511 at page 87 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Empire Avenue, joint front corner of part lot 76 and lot 6 and running thence S. 26-46 W., 140.0 feet to an iron pin; thence along the common line of part lot 75 and lot 74, N. 64-14 W., 95.0 feet to an iron pin; thence along line of property herein described and remaining portion of lots 75 and 76, N. 25-46 E., 140.0 feet to an iron pin on Empire Avenue; thence along the line of part lot 76, along said Empire Avenue, S. 64-14 E., 95.0 feet to an iron pin, being the point of beginning.



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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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