

WILLIAM S. TAMMERS
R.M.C.
MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1976, between the Mortgagor, Bobby Joe Hawkins and Lois S. Hawkins, (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1991;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

All that certain peice, 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, Chick Springs Township, on the west side of Jones Avenue near the limits of the City of Greer, and having courses and distances according to survey and plat designated as the property of Bobby Joe Hawkins by John A. Simmons, Registered Surveyor, dated April 29, 1961, as follows:

BEGINNING at a nail in the center of Jones Avenue (iron pin back on bank at 22 feet), corner of J.P. Stevens & Co. property, and running thence along the center of said Avenue, S. 33-45 W. 179.6 feet to a nail in the center of said avenue (iron pin on west bank at 22 feet); thence along the Nix line and property of Thelma J. Jordan, N. 56-45 W. 224 feet to an iron pin; thence N. 33-45 E. 209.1 feet to an iron pin on line of J.P. Stevens & Co., property; thence along said line, S. 48-45 E. 225.9 feet to the beginning corner.

This is the same property conveyed to the nortgagors herein by Thelma J. Jordan by deed dated April 29, 1961, recorded in Deed Book 672, page 524, R.M.C. Office for Greenville County.

The above referred to plat is recorded in Plat Book UU at page 92, R.M.C. Office for Greenville County.



which has the address of 410 Jones Avenue, Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0731
4328 RV-2