

LEATHERWOOD, WALKER, TODD & DAVID 22 NOV '77 P. O. Box 455, Travelers Rest, S.C. 29690

DONNIE S. TANKERSLEY R.H.C. MORTGAGE

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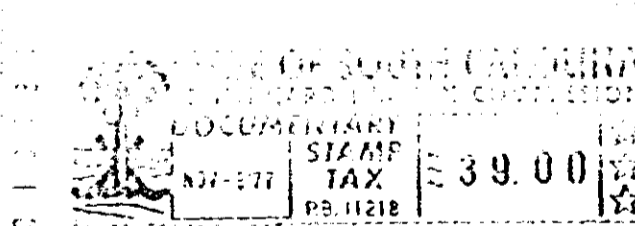
THIS MORTGAGE is made this 7 day of November 1977, between the Mortgagor, Bobby Hawkins, Joe Hawkins, Billy Hawkins and Frances H. Stewart (herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is 23 S. Main P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-seven Thousand Five Hundred and no/100 (\$97,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1993.

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 piece, parcel or tract of land containing 5.01 acres together with buildings and improvements thereon situate, lying and being on the northeastern side of Hawkins Road (formerly Batson Road) near Travelers Rest in Greenville County, South Carolina and having the following metes and bounds according to plat by C. O. Riddle dated August 24, 1977:

BEGINNING at a point in the center of Hawkins Road (formerly Batson Road) at the southwestern corner of tract of land owned by Cornelia C. Hawkins and running thence with the center line of the road N. 74-31 W. 132.8 feet to a point; thence N. 74-42 W. 29.98 feet to a point; thence N. 62-59 W. 99.96 feet to a point; thence N. 49-42 W. 99.96 feet to a point; thence N. 45-10 W. 30.03 feet to a point in the corner of a smaller tract of land also owned by Cornelia C. Hawkins; thence with said Cornelia C. Hawkins property N. 37-10 E. 164.9 feet to a point; thence continuing with said Cornelia C. Hawkins property N. 48-59 W. 158.55 feet to a point in the line of property owned by Frances H. Stewart; thence with the line of said Stewart property and the line of property of Bobby L. Hawkins N. 41-00 E. 219.78 feet to a point in the corner of property formerly of Ollie Coleman; thence with the line of said Coleman property N. 87-28 E. 194.0 feet to a point; thence 566-32 E. 250.38 feet to a point at the northwestern corner of property of Cornelia C. Hawkins; thence with the line of said Cornelia C. Hawkins property S. 21-46 W. 524.78 feet to a point in the center of Hawkins Road, being the point of beginning and being the same property conveyed to the mortgagors herein by deed of Cornelia C. Hawkins recorded October 26, 1977 in deed book 1067, page 329, by deed of I. Walter Coleman recorded October 26, 1977 in deed book 1067 at page 328 and by deed of I. Walter Coleman and Clyde Coleman recorded October 26, 1977 in deed book 1067, page 331.



which has the address of Hawkins Road Travelers Rest (City), S.C. 29690 (herein "Property Address"); (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 seized 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.

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