

FILED
NOV 14 1978
DOYNE & TANKERSLEY
K. M. C.

MORTGAGE

BOOK 1450 PAGE 252

THIS MORTGAGE is made this 3rd day of November 1978, between the Mortgagor, Keith W. Hawkins (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 3rd November, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998

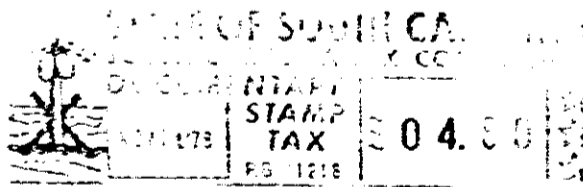
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of that lot, piece or parcel of land lying, being and situate in the County of Greenville, State of South Carolina and in the Town of Simpsonville, known as a portion of lot 1, all of lot 2 and a portion of lot 3 as shown by a plat prepared by W.J. Riddle, dated March 1923 and recorded in Plat Book C at Page 99 in the Office of the Mesne Conveyance, Greenville County and having the following courses and distances, to-wit:

BEGINNING at OP on Northern side of Cox Street, thence N 15-30W 380' to branch, thence westerly with center of branch 120' thence S 15-30E 362' to Cox Street, thence S 86-45E 48' along Cox Street, thence N 85-45E 60', thence N 76-00E 12' to beginning.

Subject to any restrictive covenants, building set-back lines, rights of way and easements which may affect the above described property.

This is the identical property conveyed to Keith W. Hawkins by deed of T. Hoyt Bagwell and Eunice M. Bagwell to be recorded simultaneously herewith.



which has the address of 214 Cox Street Simpsonville, S.C. (Street) (City) (State and Zip Code) (herein "Property Address"):

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.

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