

MORTGAGE OF REAL ESTATE

VOL 1477 PAGE 80J

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
CO. S. C.
3 25 AM '79
M.C. WILKERSLEY

WHEREAS,

We, FLETCHER J. HAWKINS & GAYNELL B. HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WUNDA WEVE FEDERAL CREDIT UNION

(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 NINE THOUSAND AND NO/100

Dollars (\$ 9,000.00) due and payable

in 120 monthly installments of \$114.01 at the rate of 3/4 per cent per month

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with interest thereon from _____ date _____ at the rate of 9% / _____ annual percentage rate per centum per annum, to be paid: monthly

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 the City of Greenville, on the northwest side of Dameron Avenue, being shown as Lot No. 40 on plat of Section F of Gower Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, page 99, made by R. K. Campbell and Webb Surveying & Mapping Co., November, 1965, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Dameron Avenue at the joint front corner of Lots Nos. 39 and 40 and running thence along the line of Lot No. 39, N. 21-20 W. 180 feet to an iron pin; thence S. 70-08 W. 152 feet to an iron pin; thence along the line of Lot No. 41, S. 19-28 E. 186.9 feet to an iron pin on the northwest side of Dameron Avenue; thence along Dameron Avenue N. 71-58 E. 140.4 feet to an iron pin; thence still along Dameron Avenue N. 65-58 E. 20 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Conyers & Gower, Inc. on May 26, 1967, and recorded in the RMC Office for Greenville County on May 31, 1967, in Deed Book 820, page 607.

RECORDED
DOCUMENTARY
MAY 31 1967
RMC OFFICE
GREENVILLE COUNTY, S. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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