

P. O. Box 10148
Greenville, S. C.
29603

FILED
SOUTH CAROLINA
MORTGAGE
DEC 19 12 07 PM '79

BOOK 1491 PAGE 434

THIS MORTGAGE is made this 14th day of December 1979, between the Mortgagor, Patrick R. Hawkins and Joy D. Hawkins (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, S. C. (herein "Lender").

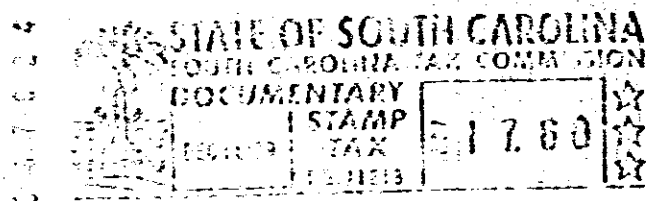
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FOUR THOUSAND (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010

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 lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Part of Lots 7, 8 and 9 on a Plat of Charlotte M. Goldsmith Property, recorded in the RMC Office for Greenville County in Plat Book F, at Page 47, and having, according to a more recent survey dated July 19, 1979, entitled "Property of William H. McCauley, II and W. Lynn Smith", recorded in Plat Book 7-C, at Page 42, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Fairview Avenue, joint front corner of Part of Lot 9 and Part of Lots 8 and 9, and running thence, S 85-00 E, 155.18 feet to an iron pin; thence S 3-50 W, 54.6 feet to an iron pin, corner of Lot 7; thence with the former lot line Part of Lot 7, S 3-50 W, 6.0 feet to an iron pin; thence with a new line, Part of Lot 7, N 85-11 W, 154.98 feet to an iron pin on the eastern side of Fairview Avenue; thence with said Avenue (former lot line, Part of Lot 7), N 3-47 E, 6.0 feet to an iron pin; thence continuing with Fairview Avenue, N 3-39 E, 55.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of W. Lynn Smith and William H. McCauley, II, dated December 14, 1979, to be recorded simultaneously herewith.



which has the address of 103 Fairview Avenue, Greenville, S. C. 29601
(Street) (City)
(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.