

FILED
GREENVILLE CO. S. C.
MAR 7 11 24 AM '80
DONNIE TARRERSLEY
R.M.C.

REC. 1497 PAGE 367

MORTGAGE

THIS MORTGAGE is made this 7th day of March 1980, between the Mortgagor, Bobby L. Hawkins (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand and NO/100-- Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1st, 2008

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: Chicks Springs Township, known and designated as LOT NO. 18, as shown on survey and plat entitled "Property of Bobby L. Hawkins", prepared by Wolfe and Huskey, Inc., dated 2-26-80, said plat to be recorded herewith and reference to said plat hereby pleaded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northern side of Pine Crest Drive, joint front corners of Lots Nos. 19 and 18, and runs thence along the northern side of said Drive, S. 47-05 W., 100 feet to iron pin, joint front corners of Lots Nos. 18 and 17; thence as common line of said lots, N. 42-55 W., 160 feet to iron pin; thence as rear line, N. 47-05 E. 100 feet to iron pin, joint rear corner of Lots Nos. 19 and 18; thence as common line of said lots, S. 42-55 E. 160 feet to an iron pin, the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Ronnie A. and Carole L. Imbrell to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MAY 18 1980

which has the address of 111 Pine Crest Drive Greer, S. C. 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.

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