

FILED
S. C.
MAR 25 10 06 AM '80
SOUTH CAROLINA
WINSLEY

MORTGAGE

THIS MORTGAGE is made this 25th day of March, 1980, between the Mortgagor, William D. Hawkins, III and Malissa W. Hawkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Three Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 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 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 piece, parcel or lot of land situate, lying and being on the northern side of Camperdown Way, formerly Choice Street, in the Town of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 29 as shown on a plat entitled OAKLAND HEIGHTS recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C at Page 147 and having according to a more recent plat thereof prepared by Freeland & Associates dated March 18, 1980 entitled PROPERTY OF WILLIAM D. HAWKINS, III AND MALISSA W. HAWKINS recorded in Plat Book 7-W at Page 52 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Camperdown Way, formerly Choice Street at the joint front corner of Lots Nos. 28 and 29 and running thence along the common line of said lots, N. 37-42 E. 150 feet to an iron pin; thence S. 62-19 E. 60 feet to an iron pin at the joint rear corner of lots nos. 29 and 30; thence along the common line of said lots, S. 37-42 W. 150 feet to an iron pin on the northeastern side of Camperdown Way; thence along the northeastern side of Camperdown Way, N. 62-19 W. 60.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to William D. Hawkins, III and Malissa W. Hawkins by deed of John C. Wilson, Douglas G. Wilson and Carolyn E. Price of even date to be recorded herewith.

REC'D
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which has the address of 409 Camperdown Way Greenville,
(Street) (City)
S. C. (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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