

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GRANTEE FILED
NOV 10 3 42 PM '80
CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, BILLY C. HAWKINS & DONNA G. HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 ELEVEN THOUSAND FIVE HUNDRED FORTY-FIVE AND 62/100----- Dollars (\$ 11,545.62) due and payable

due and payable \$266.59 per month for 60 months, first payment to be December 10, 1980,

with interest thereon from date at the rate of 13.75 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 Greenville Township, School District 6-EW, being known and designated as Lot No. 9 of a subdivision known as "Westview Heights", property of Pride and Patton Land Company, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book G, at page 33, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeast corner of the intersection of King Street and Jamison Street, and running thence along the east side of King Street N. 1-36 W. 50 feet to an iron pin at the corner of Lot No. 8; thence along the line of that lot N. 88-10 E. 150 feet to an iron pin; thence S. 1-36 E. 50 feet to an iron pin on the north side of Jamison Street; thence along the north side of Jamison Street S. 88-10 W. 150 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Ona D. Gilstrap, also known as Ona D. Kay who are one and the same person, on September 18, 1975, recorded in the RMC Office for Greenville County on September 26, 1975, in Deed Book 1024, page 814.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

NOV 10 1980

DEPARTMENTARY
STATE OF SOUTH CAROLINA
RECORDED

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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