

State of South Carolina

Mortgage

County of Greenville S.C.

Words Used In This Document

- (A) Mortgage—This document, which is dated October 19, 1982 will be called the "Mortgage".
- (B) Mortgagor—Clyde M. Hawkins, Jr. and Frances M. Hawkins will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you", "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is P.O. Drawer 969 Greenville, S.C. 29602

- (D) Note—The note, note agreement, or loan agreement signed by us and dated October 19, 1982 will be called the "Note". The Note shows that I have promised to pay Lender

- 7261.92 Dollars plus finance charges or interest at the rate of 17.50 % per year
- \_\_\_\_\_ Dollars plus a finance charge of \_\_\_\_\_ Dollars

which I have promised to pay in full by \_\_\_\_\_  
 If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.

This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

All that lot of land with the buildings and improvements thereon situate on the N. side of Anglewood Drive and the east side of Bentbrush Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 155 on Plat of Section II, Sheet No. II, of Westwood Subdivision, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 45 and having according to said Plat, the following netes and bounds, to-wit:

Beginning at an iron pin on the north side of Anglewood Drive at the joint corner of Lots 155 and 156 and runs thence along the line of Lot 156 N 12-20 W 70 feet to an iron pin; thence along the line of Lot 154 S 72-46 W. 171.1 feet to an iron pin on the east side of Bentbrush Drive; thence with the curve of Bentbrush Drive (the chord being S 15-27 E 57 feet ) to an iron pin; thence continuing with the curve of said Drive (the chord being S 22-30 E 43 feet) to an iron pin at the intersection of Bentbrush Drive and Anglewood Drive; thence with the curve of Bentbrush Drive and Anglewood Drive S 73-50 E 31.2 feet to an iron pin on the north side of Anglewood Drive; thence along Anglewood Drive N 54-50 E 111 feet to an iron pin; thence continuing along Anglewood Drive N 49-35 E 31 feet to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

DERIVATION: Builders & Developers Inc., Greenville S.C. June 17, 1974

The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.

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