

FILED
AUG 2 1983

1619-106

Documentary Stamps are figured on
the amount financed. \$ 29,607

MORTGAGE

THIS MORTGAGE is made this 1st day of July 1983 between the Mortgagor, Sandra S. Hawkins and Rodger Hawkins (Same as Rodger E. Hawkins) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Six Hundred Thirteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 15, 1993

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 16 on "Land Survey For Rolling Green Real Estate Company," prepared by J. Q. Bruce, R. S., on August 24, 1961, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "XX" at Page 33 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rolling Green Circle at joint front corner of Lots 14 and 16 and thence along the joint line of the said Lots, S. 14-50 E. 286 feet to an iron pin at joint rear corner of Lots 14 and 15; thence along the joint line of Lots 15 and 16 S. 25 E. 250 feet to an iron pin on the north bank of Rocky Creek; thence following the center of Rocky Creek, as the line, the traverse line of which is N. 52-19 W. 374 feet to a point in the center of Rocky Creek at joint rear corner of lots 16 and 17; thence along the joint line of the said Lots N. 20-10 W. 433 feet to an iron pin at joint front corner of the said Lots on the southerly side of Rolling Green Circle; thence along said Circle, S. 68-15 W. 351 feet to an iron pin at joint front corner of Lots 14 and 16, the point of beginning.

This is that same property conveyed by deed of C.H. Stevens, Trustee to Rodger E. Hawkins and Sandra S. Hawkins, dated June 10, 1974 and recorded June 12, 1974 in Deed Volume 1001 at Page 8 in the RMC Office for Greenville County, SC.

which has the address of Route 2, Rolling Green Circle, Greenville, SC

29607 (herein "Property Address");

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

1010

4328 W.S.