

FILED  
GREENVILLE S.C.

OCT 11 12 46 PM '83

DONNIE B. LERLEY  
R.M.C.

BOOK 1830 PAGE 244

# MORTGAGE

THIS MORTGAGE is made this 4th day of October, 1983, between the Mortgagor, JANICE L. HAWKINS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 TEN THOUSAND FOUR HUNDRED TWENTY-EIGHT & 13/100 (\$10,428.13) Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 October 30, 1989.....;

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 situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, in the Pleasant Grove Community, near the City of Greer, being known and designated as Lot No. 13 on a plat of property entitled WOODLAND HEIGHTS recorded in Plat Book GG at Page 151 in the RMC Office for Greenville County, S.C., reference to which plat is hereby craved for the metes and bounds thereof.

This being the same property conveyed to Adger H. Hawkins and Janice L. Hawkins by deed of Milton W. Moore recorded August 19, 1970, in the RMC Office for Greenville County, S.C., in Deed Book 896 at Page 421; the said Adger H. Hawkins conveyed his one-half interest in said property to Janice L. Hawkins by deed recorded June 12, 1975, in the RMC Office for Greenville County, S.C., in Deed Book 1019 at Page 741.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
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which has the address of 114 Buddy Avenue, Greer,  
(Street) (City)  
S.C. 29651 (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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