

State of South Carolina
GREENVILLE CO. S.C.
FILED
MAR 20 AM 1984
COUNTY OF Greenville
JENNIE S. TANKERSLEY
R.M.C.

CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Arlan Hawkins

SEND GREETING:

WHEREAS, I the said Arlan Hawkins

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Twenty Thousand and no/100----- (\$ 20,000.00-----) Dollars,

with interest from the date hereof at the rate of thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Ninety Eight & 63/100----- (\$ 298.63-----) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Arlan Hawkins

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Elizabeth Drive near the City of Greenville, shown and designated as Lot Number Thirty Eight (38) on a plat of North Sunset Hills made by Dalton & Heves Engrs., July 1941, recorded in Plat Book "L" at Page 92, in the RMC Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Elizabeth Drive joint front corner with Lot No. 39 on said plat, and running thence N. 40-03 W. 136 feet along the southwestern line of said Lot No. 39, to iron pin; thence S. 43-22 E. 62 feet to an iron pin, joint rear corner with Lot No 37; thence S. 40-42 E. 128.5 feet along the northeastern line of said Lot No. 37, to an iron pin on northwestern side of Elizabeth Drive; thence N. 50-20 E. 60 feet along the northwestern side of Elizabeth Drive, to the point of beginning.

This property is conveyed subject to the restrictive covenants fully set forth in Vol. 237, at Page 101; and subject also, to easement across the rear of said lot, five (5) feet in width as shown on the recorded plat, which is reserved for utilities.

This is the same conveyed to me by Gary A. Hawkins, Executor of the Estate of W. Glenn Hawkins by deed dated December 29, 1983, recorded December 30, 1983 in Deed Book 1203, page 462 in the R.M.C. Office for Greenville County.

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