

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Verner W. Hawkins

SEND GREETING:

WHEREAS, I the said Verner W. Hawkins

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of One Thousand Six Hundred and No/100 (\$ 1,600.00) Dollars,

with interest at the rate of six (6%) per centum per annum to be repaid in installments of Fourteen and No/100 (\$ 14.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage, said note further providing for the expenses of attorneys fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof. If the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I Verner W. Hawkins

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said Verner W. Hawkins

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

and in Chick Springs Township, on the north side of Mountain Creek road, near the City of Greenville, and containing 1.20 acres, more or less, and according to a survey and plat made by Dalton & Neves, Engineers, having the following courses and distances:

"BEGINNING at an iron pin on the north side of Mountain Creek road at corner of property of Boyd E. Brookshire, and running thence along the line of Brookshire property, N. 42 W. 230 feet to an iron pin; thence N. 60-10 E. 274.8 feet to an iron pin in line of property of Mrs. C. W. Hoffman; thence along line Hoffman property, S. 13-25 E. 40 feet to an iron pin; thence S. 22-25 E. 190 feet to an iron pin on the north side of Mountain Creek road; thence along said Mountain Creek road, S. 61-20 W. 190 feet to the beginning corner. Being the same tract of land conveyed to me by (Mrs) Caroline E. Deshant by deed dated June 4, 1937 and recorded in the R. M. C. office for Greenville County in Vol. 1196, page 247."

And I hereby expressly warrant that there are no outstanding liens and encumbrance of any nature whatsoever against the above described premises, and that the within mortgage constitutes a first and prior lien thereon; and that there is a new dwelling house thereon.

Satisfied and paid called savings
First Federal Savings and Loan Association Greenville S.C.
RECORDED
OCT 10 1942
P. M. C. FOR GREENVILLE COUNTY, S. C.
10477