

GREENVILLE CO. S.C.

9 10 1993

PLAT BOOK S, PAGE 11, RMC OFFICE

1421 426

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 20th day of January, 1978, between the Mortgagor, J. B. Hawkins and Bobbie W. Hawkins (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of *****FIFTEEN THOUSAND.**** ***** (\$15,000.00) ***** Dollars, which indebtedness is evidenced by Borrower's note dated of even date (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 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 those certain parcels or lots of land situated on the west side of Grace Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lots Nos. 4, 5, 6 and 33 of the property of Grace W. Schilleter, according to a survey and plat by H. L. Dunahoo, Surveyor, dated September 29, 1947, recorded in Plat Book S, page 11, RMC Office for Greenville County.

This is the same property conveyed to J. B. Hawkins, Jr. by deeds recorded in Deed Book 495, pages 321 and 325; and by Deed Book 692, page 381, both in the RMC Office for Greenville County, of which the said J. B. Hawkins has conveyed a one-half (1/2) interest to Ethel E. Wood by deed recorded in Deed Book 879, page 610 RMC Office for Greenville County. Said one-half (1/2) interest going to Bobbie W. Hawkins through the will of the said Ethel E. Wood in Probate Court file #1376 - 3, in the office of the Judge of Probate for Greenville County, South Carolina.

RECORDED
FEB 12 1993
1506.00

which has the address of 132 Circle, Greer, SC 29651 (City)
..... (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 seised 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.

GCTO --- 1 JA20 78 801

3.50C1

15270

4328 RV-2