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GREENVILLE  
R.M.C.

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

# MORTGAGE

THIS MORTGAGE is made this 6th day of August 1979, between the Mortgagor, Clifton L. Hawkins and Billy C. 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").

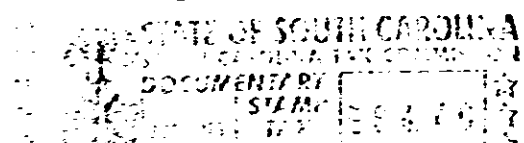
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Sixty-one Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1994.

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, Bates Township, on the West side of U. S. Highway No. 276, near the intersection of State Road No. 414 and being a part of the land conveyed to H. D. Maw from two purchases: See Deed recorded in Book 574, at page 485 and also Book 599, page 406. Said property known as the Maw property and being more fully described according to plat made by Webb Surveying Company in May 1967 with the following metes and bounds according to said plat:

BEGINNING on an iron pin on the West side of U. S. Highway No. 276 and running thence S. 83.00 W. 155.5 feet; thence N. 48.00 W. 180 feet; thence S. 78-05 W. 113 feet; thence S. 34-45 W. 389 feet; thence S. 72-00 W. 333 feet to an iron pin; thence N. 45-00 W. 275 feet; thence N. 34-30 W. 102 feet; thence N. 48-00 W. 66 feet; thence N. 41-45 W. 68.5 feet to an iron pin; thence N. 47-05 E. 669 feet to an iron pin; thence S. 61-30 E. 166 feet; thence S. 63-30 E. 292 feet; thence S. 89-30 E. 56.9 feet to an iron pin; thence S. 21-00 W. 77 feet; thence S. 67-20 E. 47.4 feet; thence S. 82-10 E. 88.3 feet; thence S. 89-50 E. 160 feet; thence N. 70-20 E. 32.3 feet to right of way of U. S. Highway No. 276; thence with said right of way S. 54-00 E. 34 feet to the beginning corner. Containing 9.69 acres, more or less.

This is the same property conveyed to Clifton L. Hawkins by deed of Harold G. j. Moody, Jr. et al dated July 29, 1969 recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 873, at page 397 on August 8, 1969; Clifton L. Hawkins conveyed a one-half interest in said property to Billy C. Hawkins by deed dated June 1, 1979, said deed being recorded herewith.



which has the address of Highway 276 Travelers Rest, S.C. 29690 (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.

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