

The State of South Carolina,  
County of GREENVILLE

JAN 6 12 50 PM 1954

LILLIE FARNSWORTH  
R.M.C.

To All Whom These Presents May Concern: CHARLES A. HAWKINS

SEND GREETING:

Whereas, I, the said Charles A. Hawkins

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to James Eugene Hawkins

hereinafter called the mortgagee(s), in the full and just sum of TEN THOUSAND AND NO/100 - - - - -

- - - - - DOLLARS (\$ 10,000.00 ), to be paid  
Due and payable Fifty Dollars (\$50.00) on principal each succeeding month from date hereof until paid in full, with the first payment due and owing January 1, 1954

, with interest thereon from date

at the rate of Three (3%) percentum per annum, to be computed and paid annually

\*until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 James Eugene Hawkins, his heirs and assigns forever:

All that certain piece, parcel or tract of land, lying and being in Greenville Township, County of Greenville, State of South Carolina, containing 10.00 acres, more or less, and having according to a plat of Property of G. W. Hawkins, prepared by C. O. Riddle, Reg. L. S. in August, 1953, the following metes and bounds, to-wit:

BEGINNING at a point in the center of an unnamed County Road leading from the White Horse Road to Berea, at the corner of other property of the Grantor, and which point is 31 feet N. 53-19 W. from an iron pin near the southeast edge of said road; thence along said County Road, the following courses and distances: N. 39-24 E. 100 feet to a point; N. 22-42 E. 100 feet to a point; thence N. 13-34 E. 164 feet to a point; thence N. 25-00 E. 175.3 feet to a point; thence N. 49-21 E. 100 feet to a point; thence N. 78-50 E. 100 feet to a point; thence leaving said road, S. 57-25 E. 316 feet to an iron pin near the junction of said road and another unnamed County Road; thence S. 25-54 E. 521 feet (the major portion of said distance being along said second-named County Road) to a point in said road; thence leavingsaid road and along other property of the Grantor, S. 73-00 W. 587.5 feet to an iron pin; thence still with other property of the Grantor, N. 53-19 W. 400 feet to point of beginning.

*For & in witness whereof...*

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