

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Loys E. Hawkins and Eleanor G. Hawkins

SEND GREETING:

WHEREAS, we the said Loys E. Hawkins and Eleanor G. Hawkins in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Two Thousand & no/100 - - - (\$ 2000.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Thirty-two & no/100 - - - (\$ 32.00) 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 we the said Loys E. Hawkins & Eleanor G. 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 us 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, Chick Springs Township, about two miles southeast from Taylors, lying on the north side of the Greer-Brushy Creek Road (upper road) being bounded on the North and west by the remainder of the joint tract, on the east by lands of Wade and on the south by the said road, and being a part of the same land as shown in deed recorded in the office of the R. M. C. for Greenville County in Deed Book 398, page 459, and having the following courses and distances, to wit:-

BEGINNING on a nail and stopper in the center of the said road, joint corner of the Wade lands, and runs thence with the Wade line, N 25-30 E. 28 ft. to an iron pin on the north bank of the said road, thence continuing with the same course for a total distance of 307 feet to an iron pin on the said line, new corner; thence N 58-30 W. 110 feet to an iron pin, new corner; thence N. 74-50 W. 196 feet to a stake in farm road (iron pin back on line at 10 feet); thence S. 9-20 E. 192 feet to an iron pin, new corner; thence S. 15-10 E. 222.5 feet to a nail and stopper in the center of the said road (iron pin back on line at 16.5 feet); thence with the center of the said road, N. 73-20 E. 66 feet to the beginning corner, containing one and five tenths (1.5) acres, more or less.

This is the same property conveyed to us by Earl L. Hawkins by deed dated May 26, 1954 recorded in R. M. C. Office for Greenville County in Book 501, page 186.