

FILED
GREENVILLE, S.C.

AUG 5 4 05 PM '83

DONNIE S. ASLEY
R.M.C.

99-1619-872

MORTGAGE

THIS MORTGAGE is made this 5 day of August 1983, between the Mortgagor, GERRY F. HAWKINS & JANET D. HAWKINS (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND AND NO/100 (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013

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 piece, parcel or lot of land with all improvements thereon situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 8, Property of Central Development Corporation, plat of which is recorded in the RMC Office for Greenville County in Plat Book BB, pages 222 & 223, and having according to a more recent plat made by Jones Engineering Service, August 1, 1983, of the Property of Gerry F. Hawkins and Janet D. Hawkins, the metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Ricky Ray Chandler of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Also see plat recorded in Plat Book Y, pages 148 and 149, RMC Office for Greenville County.

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which has the address of 504 Dellwood Drive Greenville
(Street) (City)
S. C. 29609 (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unincumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to and in accordance with the exceptions 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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