

OCT 18 3 49 PM 1967

BOOK 1073 PAGE 543



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James Barney Hawkins, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Ten Thousand, One Hundred and No/100-----(\$10,100.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-One and 72/100-----(\$ 91.72) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 14 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Tract #2 of Property of J. C. Hawkins Estate according to a plat thereof dated November 7, 1938 and recorded in the R. M. C. Office for Greenville County in Plat Book S at Page 29 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of Old Buncombe Road at the joint corner of Tracts 2 and 3 and running thence with the joint line of said tracts, N. 85-40 W. 843 feet to a stake and running thence S. 6-45 E. 790 feet to an iron pin; thence S. 45-00 E. 118 feet, more or less, to Brock Creek; thence along Brock Creek, the following courses and distances: N. 81-35 E. 285 feet, N. 47-52 E. 147 feet and N. 64-55 E. 193 feet to a point in the center of said Old Buncombe Road; thence with the center of said Old Buncombe Road 650 feet, more or less, to the point of beginning. LESS, HOWEVER, that portion of the above described property owned by the South Carolina State Highway Department for U. S. Highway #25. The courses and distances along Brock Creek were taken from a plat prepared by H. S. Brockman, Surveyor, dated May 24, 1939; being a portion of the same property conveyed to me by E. Inman, Master, by deed dated January 27, 1939 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 209 at Page 129."

PAID, SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C.

Mary C. Kellitt  
Asst. Secy  
5-22 1970

Witness Barbara J. Botwinick

SATISFIED AND CANCELLED OF RECORD

24 DAY OF May 1970  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:41 O'CLOCK P. M. NO. 26663