CREENVILLE DO. S.C. SEP 26 2 25 PM 184 DONNIE S. TAGLERSLEY

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MORTGAGE

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, which is organized and existing
P.O. BOX 47
("Lender").
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ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 48, Plat of Belle Meade, which plat is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book EE, Pages 116 and 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Williamsburg Drive, said pin being the joint front corner of Lots 34 and 48 and running thence along the common line of said lots N. 78-11 W., 86.2 feet to an iron pin, joint corner of Lots 34, 35 and 48; thence N. 3-42 W., 112.6 feet to an iron pin, joint rear corner of Lots 47 and 48; thence along the common line of said lots S. 78-27 E., 115.9 feet to an iron pin on the southwesterly side of Williamsburg Drive; thence with the southwesterly side of said Drive S. 11-33 W., 109 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the Mortgagor and Ruth N. Hawkins (a/k/a Margaret) by deed of Philip N. Brownstein (as Federal Housing Commissioner) recorded in Deed Book 757 at Page 447 on September 16, 1964. Ruth N. Hawkins died Intestate February 19, 1971 leaving her interest in the property to Heirs-at-Law, the Mortgagor, James A. Hawkins, Clyde M. Hawkins, Jr. and Margaret Ann Hawkins; reference being had to Apartment 1171, File 15, Greenville County Probate Court. James A. Hawkins and Clyde H. Hawkins, Jr. deeded their interest to Hortgagor by deed recorded in Deed Book 938 at Page 531 on March 20, 1972. Margaret A. Hawkins deeded her interest to the Mortgagor by deed recorded in Deed Book 967 at Page 475 on February 16, 1973. THIS mortgage is second and junior in lien to that mortgage between Clyde M. and Ruth N. Hawkins and Cameron-Brown Co. recorded 9-9-1964 in Hortgage Book 972 at Page 81.

which has the address of ... 110 Williamsburg Drive [5"-641] ("Property Address"); South Carolina (Zo Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Form 3041 12/83

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SOUTH CAROLINA-Sergie Family-ENMA/FHEMC UNIFORM INSTRUMENT