

BOOK 686 PAGE 116

GREENVILLE CO. S. C.

State of South Carolina

NOV 21 11 43 AM 1956

County of Greenville

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R.M.F.

To All Whom These Presents May Concern:

I, J. B. Hawkins, Jr.

SEND GREETINGS:

WHEREAS, I the said J. B. Hawkins, Jr.

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FOUR THOUSAND and no/100----- (\$ 4,000.00 ) Dollars,

with interest at the rate of six ( 6 %) per centum per annum, to be repaid in installments of

Forty and no/100----- (\$ 40.00 ) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said J. B. Hawkins, Jr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me the said

J. B. Hawkins, Jr.

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, in the City of Greer, just northwest of the Brushy Creek Road and on the West side of Grace Street, being all of lots nos. 4, 5 and 6 and the eastern portion of Lot no. 33 on plat of property made for Grace W. Schilleter by H. L. Dunahoo, Surveyor, dated Sept. 29, 1947, which plat has been recorded in the R. M. C. Office for said county in Plat Book S, page 11, and having the following courses and distances to-wit: Beginning at an Iron Pin on the western edge of Grace Street, joint front corner of lots nos. 6 and 7 on said plat, and runs thence with the common line of said lots in a westerly direction 150 feet, to an Iron Pin, joint corner of Lots nos. 6, 7, 32 and 33 on said plat, thence with the common line of lots nos. 32 and 33 S.73.58 W.115 feet to a point on line of these lots, thence a new line in a slightly southeastern direction to a point on the common line of lots nos. 33 and 34, which point is exactly 75 feet S.73.58 W. of the joint corner of lots 3, 4, 33 and 34, thence with the common line of lots nos. 33 and 34 N.73.58 E.75 feet to a stake, joint corner of lots nos. 3, 4, 33 and 34 on said plat, thence with the common line of lots nos. 3 and 4 in an easterly direction (slightly southeasterly) 166 feet to a stake, on the western edge of Grace Street, thence with the western edge of Grace Street N.3.00 W.150 feet to the beginning corner. Bounded on the North by lot no. 7, on the East by Grace Street, on the South by lots nos. 3 and 34, and on West by remaining portion of lot no. 33. This being the same property which was conveyed to mortgagor herein by E. F. Dickerson by deed recorded in the R. M. C. Office for said County in Deed Book 495, page 321. Also see deed of Eugene A. Hemphill to mortgagor herein recorded in said office in Deed Book 495, page 325.