

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JAMES H. HAWKINS AND RUTH D. HAWKINS

SEP 10 3 13 PM 1962

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHEASTERN FUND

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND FIVE HUNDRED NINETEEN AND 66/100

-----Dollars (\$3,519.60) due and payable
PAYABLE AS FOLLOWS: FIFTY-EIGHT AND 66/100 (\$58.66) DOLLARS ON OCTOBER 5, 1962, AND FIFTY-EIGHT AND 66/100 (\$58.66) DOLLARS ON THE 5TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT HAS BEEN PAID.

maturity
with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: MONTHLY

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, ON THE NORTH SIDE OF O'NEAL STREET AND IS TRIANGULAR IN SHAPE. THIS LOT IS A PORTION OF LOTS 5 AND 6 OF A SUBDIVISION KNOWN AS MORGAN HILL, A PLAT OF WHICH IS RECORDED IN THE REC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK A AT PAGE 68, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, COURSES, AND DISTANCES TO WIT:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF O'NEAL STREET, JOINT CORNER OF LOTS 6 AND 7 AND RUNNING THENCE ALONG O'NEAL STREET S. 82 3/4 W. 38 FEET TO AN IRON PIN; THENCE ON LINE DIAGONAL NORTHEAST TO AN IRON PIN AT THE REAR JOINT CORNER OF LOTS 4 AND 5, THENCE S. 7 1/2 E. 127 FEET (GIVEN ON PLAT AS 125 FEET) TO BEGINNING CORNER, AND BEING THE SAME PROPERTY CONVEYED BY LILLIE MAE DAVIDSON TO JAMES H. HAWKINS BY DEED DATED APRIL 22, 1952, AND RECORDED IN THE REC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 455 AT PAGE 254.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Loan satisfied
SEP 10 1962
SOUTHEASTERN FUND



SATISFIED AND CANCELLED OF RECORD
____ DAY OF _____ 1962

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK P. M. NO. _____