

AUG 3 4 30 PM 1967

BOOK 1065 PAGE 392

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. F. Hawkins ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 **Twenty-six**

Thousand and No/100 -----
DOLLARS (\$26,000.00 -----), with interest thereon from date at the rate of **Six and One-half (6 1/2)** per centum per annum, said principal and interest to be repaid as therein stated, and:

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 purpose;

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, near the City of Greenville, on the eastern side of Hunts Bridge Road and the western side of Duncan Road (formerly Watkins Bridge Road) and the southern side of Colgate Drive and shown as a 10.9 acre tract on a plat prepared by Carolina Engineering and Surveying Company, August 2, 1967 and recorded in Plat Book PPP at Page 137 in the R.M.C. Office for Greenville County and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hunts Bridge Road at its intersection with Notre Dame Drive and running thence with the line of Notre Dame Drive N. 68-50 E., 233.0 feet to an iron pin at the corner of Lot No. 31, College Park; thence with the line of College Park S. 84-30 E., 646.0 feet to an iron pin on Colgate Avenue; thence with the line of Colgate Avenue S. 60-01 E., 56.4 feet to an iron pin and running thence with other property of B. F. Hawkins S. 20-42 W., 105 feet to an iron pin; thence continuing with Hawkins property S. 49-27 E., 97.0 feet to an iron pin on Duncan Road; thence with the said road S. 37-58 W., 538.4 feet to an iron pin; thence N. 83-08 W., 511.4 feet to an iron pin on the right-of-way of Hunts Bridge Road; thence with the right-of-way of said road N. 11-23 W., 538.8 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

SEARCHED AND INDEXED BY _____ OF SAID COUNTY TO THIS MORTGAGE SEE

R. M. C. FOR GREENVILLE COUNTY, S. C. _____
AT _____ O'CLOCK _____