

USL—FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**

State of South Carolina

COUNTY OF

Greenville, S. C.

JAN 9 1 18 PM 1969

OLLIE F. NEWBORTH

To All Whom These Presents May Concern: We, Bobby Joe Hawkins and

Lois S. 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-one Hundred & No/100 ----

DOLLARS (\$2100.00), with interest thereon from date at the rate of seven (7%) 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, Chick Springs Township, on the west side of Jones Avenue near the limits of the City of Greer, and having courses and distances according to survey and plat designated as the property of Bobby Joe Hawkins by John A. Simmons, Registered Surveyor, dated April 29, 1961, as follows:

BEGINNING at a nail in the center of Jones Avenue (iron pin back on bank at 22 feet), corner of J. P. Stevens & Co. property, and running thence along the center of said Avenue, S. 33-45 W. 179.6 feet to a nail in the center of said Avenue (iron pin on west bank at 22 feet); thence along the Nix line and property of Thelma J. Jordan, N. 56-45 W. 224 feet to an iron pin; thence N. 33-45 E. 209.1 feet to an iron pin on line of J. P. Stevens & Co. property; thence along said line, S. 48-45 E. 225.9 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Thelma J. Jordan by deed recorded in Deed Book 672, Page 524, R. M. C. Office for Greenville County.

This is an additional mortgage to one held by Greer Federal Savings and Loan Association.

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.