

GREENVILLE CO. S.C.

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DENNIS S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. G. HAWKINS AND JAMES W. VAUGHN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of TWENTY THOUSAND SIX HUNDRED AND NO/100THS ----- DOLLARS

(\$20,600.00-----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 29----- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Southwesterly side of Brookview Circle, being shown and designated as Lot No. 70 on plat of Shannon Terrace, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book L at Page 91, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 70 and 71 and running thence along the line of Lot 71, S. 51-26 E. 256.3 feet to a point; thence S. 28-24 W. 115 feet to a point at the corner of Lots 69 and 70; thence along the line of Lot 69, N. 39-06 W. 325 feet to a point on Brookview Circle; thence along Brookview Circle, N. 79-0 E. 60 feet to the point of beginning; LESS, HOWEVER, that portion conveyed to Kenneth R. Padgett, Jr. on April 25, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1017 at Page 384.

THIS being a portion of the same property conveyed to W. G. Hawkins by that certain deed of J. B. Dodenhoff on December 2, 1970, and recorded in the RMC Office for Greenville County in Deed Book 903 at Page 557; James W. Vaughn having acquired his interest in this property by that certain deed of Vaughn Realty, Inc. on April 20th, 1978, in Deed Book 1077 at Page 416.

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.

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