

FILED
GREENVILLE CO. S. C.

MAR 2 12 19 PM '79

DONNIE S. TANKERSLEY
R.M.C.

VCL 1458 PAGE 748

MORTGAGE

THIS MORTGAGE is made this 2nd day of March, 1979, between the Mortgagor, Joe O. Hawkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Six Hundred Thirty-Two and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1997.....;

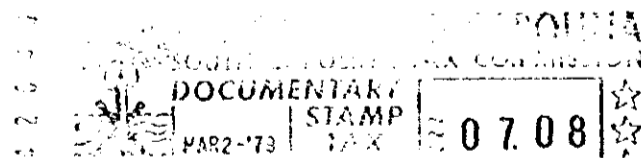
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the northwesterly side of Regent Drive near the City of Greenville, S. C., and being designated as Lot No. 55 and a small portion of Lot No. 46 on plat of Edgefield as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book NN at page 195, and having according to a more recent survey recorded in Plat Book UU at page 97, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Regent Drive, joint front corner of Lots 55 and 56 and running thence along the common line of said Lots, N. 49-15 W. 213.5 feet; thence N. 42-47 E. 110.3 feet to the joint rear corner of Lots 55 and 56; thence on a new line through Lot 46, S. 45-34 E. 216.3 feet to an iron pin on the northwesterly side of Regent Drive; thence along the northwesterly side of Regent Drive, S. 52-06 W. 6.2 feet to an iron pin, joint front corner of Lots 55 and 46; thence continuing along the northwesterly side of Regent Drive, S. 41-58 W. 90 feet to an iron pin, the point of beginning.

Being the identical property conveyed to the Mortgagor herein by deed of Peter J. Ashy dated and recorded even date herewith in the R.M.C. Office for Greenville County in Deed Book 1097 at page 700.

Subject to all restrictions, easements and rights-of-way, if any, affecting the above described property.



which has the address of Route 7, Regent Drive Greenville,
(Street) (City)
S. C. 29609 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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