

RECORDED
GENERAL S.C.

BOOK 1508 PAGE 251

JUN 27 1 26 PM '80

MORTGAGE

8001... TRAVELERSLEY
S.C.

THIS MORTGAGE is made this 27th day of June 19. 80, between the Mortgagor, Clifton L. Hawkins (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

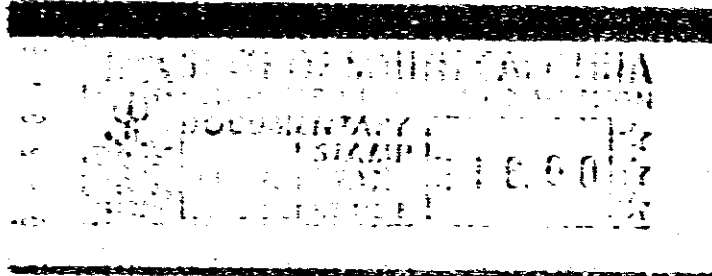
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1995

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 piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Bates Township, Greenville County, S.C., on the eastern side of U.S. Highway #276, consisting of 3.77 acres according to a plat thereof prepared by W. R. Williams, Jr., Engineer/Surveyor, dated June 25, 1980, and recorded in the RMC Office for Greenville County, S.C., in Plats Book 8A, at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern right-of-way of U.S. Highway #276 at the joint front corner of this tract and a tract now or formerly belonging to Bates, which iron pin is 610 feet, more or less, south of the intersection of U.S. Highway #276 with Valley Road, and running thence with the Bates line S. 79-13 E. 636.7 feet to an iron pin; thence S. 31-37 W. 318.4 feet to an iron pin on the line of property now or formerly belonging to Hawkins; thence along the Hawkins line N. 79-15 W. 466.2 feet to an iron pin on the eastern right-of-way of U.S. Highway #276; thence along said right-of-way N. 0-06 W. 303.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Virginia E. Vernon dated February 15, 1980, and recorded on February 26, 1980, in the RMC Office for Greenville County, S.C., in Deeds Book 1121, at Page 90.



which has the address of U.S. Highway 276, Travelers Rest, S.C. 29690 (herein "Property Address");

(Street) (City) (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 seised 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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