

FILED
GREENVILLE
SEP 14 12 26 PM '83
COUNTY CLERK
R.M.C.

BOOK 1825 PAGE 517

MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1983, between the Mortgagor, Mendel T. Hawkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Sixty Six Thousand Five Hundred Ninety One Dollars & 74/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 11, 1984.....;

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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greer, on the east side of Taylor Road, being known and designated as Lot No. 126 on a plat of property of Belmont Heights, Inc., Section 2, recorded in Plat Book 4-R, page 98, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin on the east side of Taylor Road, joint front corner of Lots Nos. 126 and 127, running thence as dividing line between said Lots S. 48-10 E. 240.2 feet to an iron pin on line of Lot No. 96; thence with the rear line of Lots Nos. 96 and 97, S. 37-20 W. 100 feet to an iron pin, corner of Lot No. 125; thence with the line of Lot No. 125, N. 50-10 W. 223.4 feet to an iron pin on the eastern edge of Taylor Road; thence therewith N. 29-15 E. 100 feet to the point of beginning.

THIS property is subject to protective covenants recorded in Deed Volume 660, page 131, and any easements and rights of way of record.

DERIVATION: This being the same property conveyed to mortgagor herein by deed of Samuel P. Clayton and Brenda B. Clayton dated July 26, 1979 and recorded May 1, 1980 in Deed Book 1124, Page 918 RMC Office for Greenville County.

THIS is a Second Mortgage and is junior in lein to none.

which has the address of Lot #126 Belmont Heights, Taylor Road, Greer,
(Street) (City)
South Carolina 29651 (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 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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