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AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

\_\_Arlan G. Hawkins

(hereinafter referred to as Mortgagor) (SEND(S) GREETING\$

Dollars, as evidenced by Mortezgor's promissory note of even date herewith which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain-

paid, to be due and payable 18 months after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder spall be past due and unpaid for a period of thirty days, or if there shill be any failure to comply with and abide by any By-Laws or the Chatter of the Mortzagee, or any stipulations set out in this noticize the whole amount due there under shall at the option of the holder thereof, become immediately due and payable and sort he life shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortzagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes insurance premiums repairs, or for any other purpose,

NOW KNOW ALL MEN. That the Mortgazir, in consideration of said delit and to secure the payment thereof and any further sums which may be advanced by the Mortgaze to the Matrigor's account, and also in consideration of the sum of Three Dellers (\$3.00) to the Mortgazer in hard well and truly paid by the Mortgazer at and before the scaling of these presents, the receipt whereof is hereby acknowledged, his granted, borg i red, sold and released, and by these presents does grant, burguin, sell and release unto the Mortgazer, its successors and assigns, the following described real estate.

All that certain piece, parcell or lot of lind with all improvements thereon, or hereafter to be constructed thereon, situate, Iying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being In the State of South Carolina, County of Greenville, on Keith Drive being shown and designated as Lot No. 48 on plat of Property of Example 19 Smith prepared by Pickell & Pickell, Engineers, dated January 15, 1945 and being more particularly described as follows:

BEGINNING at an iron pin on Keith Drive at the corner of Lots 47 & 48 And running N. 54-15 E. 150 feet to an iron pin at the rear corner of Hots 47 & 48; thence S. 35-45 E. 67.5 feet to a point on the rear line of Lot 48; thence S. 54-15 W. 150 feet to a point 7.5 feet northwest pf old corner of lots 48 and 49; thence N. 35-45 W. 67.5 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of