

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF **Greenville** } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Marion N. Hawkins

of

Greer, S. C.

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Bank of Greer

, a corporation

organized and existing under the laws of **South Carolina**

hereinafter

called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of

Twenty-five Hundred Dollars (\$ **2500.00**)

with interest from date at the rate of **four & one-half** per

centum (**4 1/2** %)

per annum until paid, said principal and interest being payable at the office of **Bank of Greer**

in **Greer, S. C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Fifteen and 83/100**

Dollars (\$ **15.83**), commencing on the first day of **December**, 19 **40**, and on the first day of each month thereafter until the

principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **November**

19 **60**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain parcel or lot of land situate, lying and being on the corner of Pine Street and Westmoreland Avenue, in the Town of Greer, Chicks Springs Township, Greenville County, South Carolina, and having the following courses and distances according to a survey and plat by H. S. Brockman, Surveyor, dated February 8, 1940, to wit:

Beginning at an iron pin at the corner of Pine Street and Westmoreland Avenue, and running thence along Westmoreland Avenue S. 70.00 E. 95 feet to an iron pin, corner of Minnie M. Kendrick lot; thence S. 20.00 W. 73 feet to an iron pin, corner of the lot belonging to Mrs. O. T. Lawing; thence along the line of this lot N. 70.00 W. 103.6 feet to an iron pin on Pine Street; thence along Pine Street N. 26.45 E. 73.5 feet to the beginning corner.

This lot was formerly designated as lot No; 5 of the Mrs. L. W. Cunningham property, less a small triangle previously conveyed to Minnie M. Kendrick as shown on plat.

*Witness
J. S. McClinton
Ansel M. Hawkins*

#3439
RECORDED
11-21-44
DAY OF April
1944
A.M.
Alicia J. Jansworth
C. C. OF GREenville
O'CHECK

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.
The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.