

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE FILED GREENVILLE CO. S. C.

JAN 10 4 25 PM '73

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: I, Michael E. Hawkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

- - -SIXTEEN THOUSAND AND NO/100- - - - -
DOLLARS (\$ 16,000.00- -), with interest thereon from date at the rate of seven $\frac{3}{4}$ (7 3/4)
per centum per annum, said principal and interest to be repaid as therein stated, and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, in the City of Greer, Chick Springs Township, on the North side of Fairview Avenue and on the west side of Earle Street, being all of Lot No. 1 on a plat of property made for the Hattie Payne Estate by H. S. Brockman, Surveyor, dated October 16, 1966, and having the following courses and distances:

BEGINNING at the joint corner of Lots Nos. 2 and 1 on said plat on the northern edge of sidewalk on the North side of Fairview Avenue and runs thence S. 83-00 E. 57 feet to the junction of inner side of sidewalk on Fairview Avenue and Earle Street; thence with the inner line of sidewalk on Earle Street N. 0-00 E. 136 feet to a station, corner of Lot No. 1 on Mountain View Heights; thence with line of Lot No. 1 N. 01-00 E. 100 feet to an iron pin; corner of Lot No. 2; thence with the common line of Lots Nos. 1 and 2, N. 0-00 E. 120.7 feet to an iron pin, corner of sidewalk on Fairview Avenue, the beginning corner.

This being the same property conveyed to me by deed recorded in deed book 107 at page 100.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.