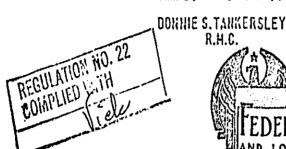
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOE E. HAWKINS	
(hereinafter referred to as Mortg	gagor) (SEND(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS A GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum	ND LOAN ASSOCIATION OF
Nineteen Thousand Six Hundred and No/100	
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escal	not contain ation of Interest rate under certain
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of	o One Hundred
Fifty-one and 28/100(\$ 151.28) Do month hereafter, in advance, until the principal sum with interest has been paid in full, such payments of interest, computed monthly on unpaid principal balances, and then to the payment of principal w paid, to be due and payable	llars each on the first day of each to be applied first to the payment ith the last payment, if not sooner

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgages, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder 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 Mortgagor may hereafter become indehted to the Mortgagoe 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 Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 2

on plat entitled "Berea Forest Apartments" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4Y, at Page 115, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Berea Forest Circle, joint front corner of Lots Nos. 1 and 2, and running thence with the common line of said lots, N. 25-34 E. 155.4 feet to an iron pin; thence, S. 39-23 E. 140 feet to an iron pin; thence, S. 44-47 W. 129 feet to an iron pin on the edge of Berea Forest Circle; thence with said road, N. 33-42 W. 36.9 feet to an iron pin; thence, N. 57-01 W. 53.1 feet to an iron pin, the point of beginning.