

MAY 3 3 48 PM '79

MORTGAGE
LUCILLE STANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Paul Steven Hawkins and Kay Carter Hawkins

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
The South Carolina National Bank

, a corporation organized and existing under the laws of United States of America, hereinafter called 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-two Thousand and No/100----- Dollars (\$ 22,000.00), with interest from date at the rate of seven & three-fourths per centum (7.75%) per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank, P. O. Box 168 in Columbia, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Fifty-seven and 74/100----- Dollars (\$ 157.74), commencing on the first day of July, 1979, and continuing 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 June, 2009.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 and a portion of Lot No. 1 of Perry Estate Property on plat recorded in the R.M.C. Office for Greenville County in Plat Book K, at page 95 and having, according to a survey prepared by Century Land Surveying Co. dated May 1, 1979, entitled Property of Paul Steven Hawkins and Kay Carter Hawkins, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Blue Ridge Drive at the joint front corner of Lots 2 and 3 and running thence with said Drive S. 87-37 W. 100 feet to an iron pin; thence N. 05-47 W. 151.4 feet to an iron pin; thence N. 83-55 E. 100 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of Lots 2 and 3, S. 05-47 E. 158.7 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Helen T. Sinnott by deed of even date recorded herewith.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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