

GREENVILLE S.C.  
JUL 26 1 11 PM '79  
DONALD TANKERSLEY  
S.M.C.

# MORTGAGE

1474-101

THIS MORTGAGE is made this **26th** day of **July**, 19 **79**, between the Mortgagor, **Mendel T. Hawkins** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is **107 Church Street, Greer, South Carolina 29651** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Forty-Two Thousand and No/100 (\$42,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **July 26, 1979**, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **January 1, 2009**

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of **Greenville** State of South Carolina:

**ALL that certain piece, parcel, or lot of land, situated on the north side of Wilson Drive and on the west side of Wilson Road near the City of Greer, Chick Springs Township, Greenville county, State of South Carolina, and being shown on a plat of the property of R. B. Taylor, et. al., by Terry T. Dill, Registered C.E., dated November 30, 1967, and having the following metes and bounds to wit:**

**BEGINNING at a point at the intersection of Wilson Drive and Wilson Road, and running thence along Wilson Road in a curving line, the chord of which is N 56-40 E 89 feet to a point; thence continuing along said Wilson Road, N 42-30 E 100 feet; thence N 55-00 W for a distance of 175 feet to a point; S 50-30 W for a distance of 97 feet to a point; S 33-30 W for a distance of 105 feet to a point; N 61-30 W for a distance of 153 feet to the beginning point.**

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

This property, having been conveyed to the Mortgagor herein by Deed of Glenn E. Felmet and Virginia T. Felmet, dated July 20, 1979, to be recorded herewith.

which has the address of **Wilson Road** **Greer**  
(Street) (City)  
**South Carolina** (herein "Property Address")  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

GCTO --- 1 J 26 79 1066 3.50CT

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