

MORTGAGE OF REAL ESTATE

1418 - 109

State of South Carolina

COUNTY OF GREENVILLE

REC'D S. C. SEP 11 PM '79 DEPT. OF REVENUE

CITIZENS B. & L. ASSOCIATION P. O. BOX 338, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Robert G. Hawkins and Nancy G. Hawkins

SEND GREETING:

WHEREAS, we the said Robert G. Hawkins and Nancy G. Hawkins

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seven Thousand and No/100 (\$ 7,000.00) Dollars,

with interest from the date hereof at the rate of eleven per cent (11. %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of One Hundred Nine and 96/100

(\$ 109.96) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Robert G. Hawkins and Nancy G. Hawkins, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City limits of Greer, Chick Springs Township, and known as Lot No. 20 on the north side of Snow Street of said City, and as shown by plat thereof by G. A. Wolfe, August 29, 1963, having the following courses and distances, to wit:

BEGINNING at an iron pin at corner of Nos. 20 and 22 Lots (on plat of the T. B. Snow Estate) on the northern edge of Snow Street, and runs thence N. 21-38 E one hundred sixty-six and one-tenth (166.1) feet to an iron pin; thence N. 69-37 W. twenty-seven and five-tenths (27.5) feet to angle; thence N. 61-02 W. thirty-seven and one-tenth (37.1) feet to corner of Lot No. 18 on the Snow Plat; thence S. 21-38 W. one hundred seventy and five-tenths (170.5) feet to edge of said Snow Street; thence with Snow Street, S. 68-22 E. sixty-five (65.0) feet to the beginning corner; and bounded south by Snow Street; East by Lot No. 22, and West by Lot No. 18.

This is the same conveyed to us by Geroge E. Hammond, Dausy H. Price, Herbert Dickerson, Marcella Christopher, Donald Dickerson, Ronald Dickerson, Bonnie Rogers, Gene Dickerson, Lynn White, Carrlie Traynham by deed dated August 10, 1979 to be recorded in R. M. C. Office for Greenville County.

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DEPT. OF REVENUE OF SOUTH CAROLINA

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