

GREENVILLE CO. S. C.

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MORTGAGE

THIS MORTGAGE is made this 10th day of March, 1976, 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 -- TWENTY-FOUR THOUSAND TWO HUNDRED AND NO/100 (\$24,200.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2005

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: north of Greer, South Carolina, on the western side of Cannon Road, and being shown and designated as Lot No. 5 on plat made for George W. Vaughn, shown as Plat No. 1, by Wolfe & Huskey, Inc., Surveyors, dated September 23, 1975, and recorded in Plat Book 5-D, page 99, R.M.C. Office for Greenville County, and having such metes and bounds as shown thereon.

This property is subject to road right of way and restrictions recorded in Deed Book 1030, page 475, R.M.C. Office for Greenville County.

This being a portion of that property conveyed to mortgagor by deed of George W. Vaughn dated February 26, 1976, to be recorded herewith.



which has the address of Cannon Road, Greer, South Carolina 29651 (herein "Property Address"); (Street) (City) (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 seised 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.

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