

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE F. HARTSWORTH }
R.M.C. } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: G. W. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seven Hundred Fifty-three and no/100** ----- Dollars (\$ **753.00**) due and payable at the rate of \$**42.40** per month, beginning thirty days from date, and \$**42.40** on the same date of each and every month thereafter for a period of eighteen months, said payments includes interest,

with interest thereon from date at the rate of **six** per centum per annum to be paid: **monthly**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being located on the Lions Club Road and being bound by property of the Greenville County School District and property of Mrs. O. K. Davis and according to a recent survey by Dalton & Neves, having the following metes and bounds, to-wit:

BEGINNING at a point on Lions Club Road at the joint corner of property of mortgagor and Mrs. O. K. Davis and running thence with the Davis line, S 59-44 W, 276 feet to an iron pin on the line of property of Greenville County School District; thence with the School District line, N 27-28 W, 375.5 feet to an iron pin; thence continuing with the line of School District, N 57-29 E, 288 feet to an iron pin to Lions Club Road; thence with Lions Club Road, S 25-46 E, 387.7 feet to the beginning corner. Containing according to said survey 2.45 acres.

The above described property was conveyed to the mortgagor herein by deed recorded in the R.M.C. office for Greenville County in Deed Volume 625 at page 162, less conveyance made to Greenville County School District.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Handwritten notes:
Paid Aug. 16, 1905
Southern Bank & Trust Co.
Greenville, S.C.
Mortgagee

SATISFIED AND CANCELLED OF RECORD
PAY OF
R. K. F. FOR GREENVILLE COUNTY, S. C.
M. NO.