

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

*007 24
205 p.m.*

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Conwell W. Hawkins, same as Cornwall Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF GREENVILLE, INC.

(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 Five Thousand Twenty Four and 16/100-----

Dollars (\$ 5,024.16) due and payable

\$104.67 per month for 48 months beginning November 23, 1963 and continuing thereafter until paid in full,

maturity

with interest thereon from ~~date~~ at the rate of six(6%) per centum per annum, to be paid: on demand

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, on the northwestern side of Minus Street, known and designated as Lot No. 10, Block D, plat of Thomas F. Parker Property, recorded in the R. M. C. Office for Greenville County in Plat Book "C", at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Minus Street, joint front corner of Lots No. 10 and 11 and running thence S. 47-45 W. 50 feet to a point; joint front corner with Lots No. 9 and 10; thence N. 44-50 W. 150 feet to point; thence N. 47-45 E. 50 feet to point, joint rear corner of Lots No. 10 and 11; thence S. 44-50 E. 10.9 feet to the point of beginning.

ALSO: All that lot of land with improvements thereon in the State of South Carolina, County of Greenville, in Greenville Township, known and designated as Lot 9 of Block C on a plat of Sterling Annex, recorded in Plat Book E, at Page 141, and having according to said plat the following metes and bounds;

BEGINNING at a point in the southeastern corner of Valentine Street and Minus Street, and running thence with Minus Street, N. 48-25 E. 162.5 feet to a point, corner of Lots 9 and 18; thence S. 22-35 E. 103.3 feet to a point, corner of Lots 8, 9, 16 and 17; thence with the line of Lots Nos. 8 and 9, S. 64-35 W. 155 feet to a point on Valentine Street; thence with Valentine Street N. 22-18 W. 58.3 feet to the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from Carrie Cunningham recorded in Deed Book 666, at Page 270 and also the same conveyed unto the Mortgagor herein by deed from Will Aiken and Katie Mae Aiken to be recorded herewith of even date.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

See Release, Plat Lot 9, Sub E. M. Book 939 Page 176