

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Johnny M. Ernest

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. Glenn Hawkins

(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 - - - - -

FOUR HUNDRED FIFTY AND NO/100THS - - - - - DOLLARS (\$ 450.00),

with interest thereon from date at the rate of 6-1/2 per centum per annum, said principal and interest to be repaid: on or before one (1) year from date

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 western side of Texas Avenue, near the City of Greenville, being shown and designated as Lot 197, Section Two, Oak-Crest, as shown on a plat prepared by C. C. Jones and Associates, dated August, 1955, recorded in the RMC Office for Greenville County, S.C. in Plat Book GG at pages 130 and 131 and having, according to said plat, the following metes and bounds,

BEGINNING at an iron pin on the western side of Texas Avenue at the joint front corner of Lots 196 and 197 and running thence with the line of Lot 196, S. 85-51 W. 164.8 feet to an iron pin in the rear line of Lot 209; thence with the rear line of Lots 209 and 208, N. 12-50 W. 67.9 feet to an iron pin at the joint rear corner of Lots 207 and 208; thence with the line of Lot 207, N. 11-55 E. 27 feet to an iron pin at the joint rear corner of Lots 197 and 198; thence with the line of Lot 198, S. 86-37 E. 174.1 feet to an iron pin on the western side of Texas Avenue; thence with the western side of Texas Avenue, S. 0-22 E. 70 feet to the point of beginning.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage in favor of Cameron-Brown Company recorded in Mortgage Book 1032 at page 1 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.