

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 9 9 34 AM 1968

BOOK 1102 PAGE 459

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. Grady Hawkins, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Timmons, Jr.,

(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-Nine Dollars and Six

(\$759.06) Cents - - - - - Dollars (\$ - - - - -) due and payable

along with another mortgage recorded in Mortgage Book 847, page 147, on which there is an outstanding balance of Six Thousand Seven Hundred Twelve Dollars and Fifty (\$6,712.50) Cents, at the rate of One Hundred (\$100.00) Dollars per month, commencing sixty (60) days from date, with a like payment on the same day of each succeeding month until both mortgages have been paid in full.

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly; payments to be applied first to interest, balance to principal.

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, located near Farr's Bridge Road, designated as Lots Nos. 1, 2, and 4, of the Creighton Rogers Property. The latest plat was made for R.W. Manley by Dean C. Evans, Reg. L.S., surveyed December 26, 1960, and recorded in the R.M.C. Office for Greenville County.

Lot No. 1: BEGINNING at an iron pin on Highway 183, 37 feet from highway center line and running thence N. 50 E. 90 feet to an iron pin to Jack Gordo property; thence N. 54 W. 200 feet to an iron pin along line of Jack Gordo property, where line extends into backwater of Saluda Dam; thence S. 50 W. 90 feet to an iron pin joint rear corner of Lots Nos. 1 and 2; thence S. 48 E. 185 feet to the point of beginning.

Lot No. 2: BEGINNING at an iron pin on Highway 183 thirty-seven feet from highway center line and running thence N. 50 E. 90 feet to joint front corner of Lots Nos. 2 and 1; thence N. 48 W. 185 feet to a stake extending into water of backwater of Saluda Dam; thence along the line of the backwater S. 50 W. 90 feet to a stake at joint rear corner of Lots Nos. 2 and 3; thence S. 43 E. 225 feet to the point of beginning.

Lot No. 4: BEGINNING at an iron pin on Highway 183, 37 feet from highway center line and running thence N. 50 E. 90 feet to an iron pin at joint front corner of Lots Nos. 4 and 3; thence N. 40 W. 260 feet to a stake which extends into the backwater of Saluda Dam; thence along the line of the backwater S. 50 E. 90 feet to the joint rear corner of Lot No. 4 and property of C.C. Rogers; thence S. 36 E. 372 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.