

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 9 9 42 AM '70 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, FRED B. BEIERS and J. KAY BEIERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

GEORGE WYNN 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 Twenty Five Hundred and no/100-----

----- Dollars (\$ 2,500.00) due and payable

on or before one year from date

with interest thereon from date at the rate of Seven per centum per annum, to be paid annually

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

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being a portion of Tract No. 6 of the G. W. Hawkins property, plat of which is recorded in the RMC Office for Greenville County in Plat Book LL, Page 5, and having the following courses and distances, to-wit:

BEGINNING at a point on the northwesterly side of Burdine Drive, 127.7 feet S. 56-54 W. from the intersection of Burdine Drive and Lions Club Road and running thence with Burdine Drive, S. 56-54 W. 127.7 feet to an iron pin; thence N. 27-28 W. 143 feet to a point; thence N. 56-54 W. 128.9 feet to a point; thence S. 26-28 E. 143 feet to the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE.

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.

Paid and satisfied in full this 3rd day of December 1970.

George Wynn Hawkins

Witness C. P. Riley Jr.

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Dec. 1970

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:53 O'CLOCK P. M. NO. 13644