

NTC.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

SEP 19 1 45 PM '71

OLLIE FARNSWORTH
R. H. C.

BOOK 1206 PAGE 655

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, , CLIFTON HAWKINS-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY L. McCALL and VIRGINIA L. McCALL

(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 SIX THOUSAND AND NO/100-----

Dollars (\$ 6,000.00) due and payable

on or before one (1) year from date hereof.

no
with interest thereon from date at the rate of NO per centum per annum, to be paid:

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:

TRACT NO. 1:

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, in Bates Township, being shown on plat of property of Lynell Petersen according to survey made by Terry T. Dill on March 10, 1961, and described as follows:

BEGINNING at an iron pin in center of County Road and running thence S. 24-00 W. 356.01 feet; thence S. 25-20 W. 213.5 feet; running thence S. 25-20 W. 147 feet; running thence S. 17-30 E. 836 feet to an iron pin; running thence S. 58-30 E. 614.6 feet to an iron pin; thence S. 51-30 E. 220 feet to iron pin in center of said County Road; running thence along line of property now or formerly of J. M. Whitmire, S. 63-00 W. 672 feet; running thence N. 26-45 W. 2,191 feet; running thence N. 33-15 E. 50 feet; running thence S. 26-45 E. 75 feet; running thence N. 72-00 E. 860 feet with the creek as the line to a bridge; running thence S. 26-45 E. 20 feet to the beginning and containing 22.40 acres.

TRACT NO. 2: Also all that tract of land in Bates Township, County and State aforesaid, containing 2.91 acres according to survey of property of Lynell Petersen made by Terry T. Dill, March 10, 1961, and described as follows:

BEGINNING at iron pin in right of way of Greenville Water Works and running thence through center of said right of way, S. 61-30 E. 832.6 feet to an iron pin; running thence N. 86-20 W. 300 feet to an iron pin; thence N. 83-20 W. 235 feet; thence N. 62-50 W. 330 feet to an iron pin in County Road; thence along County Road, N. 25-20 E. 213.5 feet to an iron pin, the beginning corner.

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.