

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 19 12 21 PM '72  
ELIZABETH RIDDLER  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, JOE E. HAWKINS and JOSEPH HAROLD McCOMBS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(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 Forty Thousand and No/100-----

Dollars (\$ 40,000.00) due and payable in monthly installments in the sum of \$3,000.00 each to be applied to principal, commencing on September 25, 1972, and on the 25th day of each month thereafter, plus interest in addition to said monthly payments on the deferred principal balance due to be computed and paid on the said dates on which principal is due and payable as hereinabove provided, with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly.

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 those pieces, parcel or tracts of land situate, lying and being on the Northern side of Sulphur Springs Road (S. C. Highway 87) and on the Western side of Watkins Road, in Paris Mountain Township, Greenville County, South Carolina, being shown as 32.86 acres on the Plat of the Property of Ruby R. Graham, et al, made by Enwright Associates, Engineers, dated February 4, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4S, page 8, being the same property conveyed to the Mortgagors herein by deed of Helen E. Ragsdale, et al, dated June 1, 1972, to be recorded, exclusive of 24.49 acres over which the Mortgagors have on this date granted a mortgage to First Federal Savings and Loan Association of Greenville, S. C. for \$1,164,000.00.

The within mortgage is junior in lien to a first mortgage covering the above described property owned by Helen E. Ragsdale, et al, dated June 1, 1972, to be recorded.

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.