

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.

AUG 17 12 12 PH '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1245 PAGE 329

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Wallace H. Hawkins and Reba H. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank G. Hawkins and Ruth Cooper 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

SEVENTY-EIGHT THOUSAND AND NO/100 - - - - - Dollars (\$ 78,000.00 ) due and payable

\$600.00 per month, commencing one month from date and to continue at the rate of \$600.00 per month until paid in full, with the right to anticipate the full amount or any part thereof on any interest-bearing date, AFTER six (6) years from date with interest thereon from date at the rate of 6% 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, containing 23 acres according to a survey of the property of Wallace Hawkins and Reba Hawkins made by Jones Engineering Service, July 28, 1972, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-U, at page 52, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the right of way of U. S. Highway 25 and 276 and running thence S. 83-57 E. 1030 feet to a point in the Old Buncombe Road; running thence along approximately the center of said Old Buncombe Road the following courses and distances: N. 7-12 E. 100 feet, N. 6-00 E. 100 feet, N. 1-03 E. 100 feet, N. 2-47 W. 100 feet, N. 7-55 W. 100 feet, N. 12-45 W. 100 feet, N. 17-50 W. 100 feet, N. 22-45 W. 104.3 feet to an iron pin; running thence N. 67-46 W. 1155.3 feet to an iron pin on Old Highway No. 25, now known as U. S. Highway 25 and 276; running thence along said right of way of said highway the following courses and distances: S. 11-06 W. 308.1 feet, S. 8-14 W. 202.1 feet, S. 6-11 W. 203.1 feet, S. 4-17 W. 201.6 feet, S. 2-23 W. 208 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.