

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1262 PAGE 419

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 2
COMPLIED WITH

WHEREAS, William G. Hawkins and Mary S. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles A. Park, John F. Park, and Inez P. Morgan

(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

\$72.80 per month commencing February 1, 1973, and \$72.80 on the first day of each and every month there-after until paid in full,

with interest thereon from date at the rate of eight 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 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, ~~about~~ about six miles from the Greenville County Court House, in Greenville County State of South Carolina, on the Northern side of New Farr's Bridge Road, new South Carolina Highway No. 183 and on the Eastern side of Saluda River and being known and designated as Lot 5 on Plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UU, at page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point, iron pin, on the Northern side of the said New Farr's Bridge Road, South Carolina State Highway 183, joint front corner of Lot No. 4; and running thence S. 50 W. 79 feet along the Northern side of said highway to a point, iron pin, joint front corner with Lot No. 6; thence N. 38 W. 250 feet along the line of Lot No. 6 to a point on the Saluda River; thence in a Northerly direction along said Saluda River to a point, ash, joint rear corner Lot No. 4; thence S. 36 E. 372 feet along the line of Lot No. 4 to the point of beginning on said New Farr's Bridge Road, South Carolina State Highway No. 183.

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.