

NTC  
MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

BOOK 1264 PAGE 173

REGULATION NO. 22  
COMPLIED WITH  
1/12/73

JAN 19 11 34 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JIMMY LYLE CLARK,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BOBBY 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 TWO THOUSAND SIX HUNDRED AND NO/100-

Dollars (\$ 2,600.00 ) due and payable

on or before one (1) year from date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: at maturity

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, in Bates Township, known as a part of the land conveyed to C. E. Clark by deed from the Farmers Bank of Travelers Rest, better known as a part of the Frank Miller place, adjoining lands of C. E. Clark, and the Renfrew Bleachery Company land and having the following metes and bounds, to wit:

BEGINNING on an iron pin in New Road, thence running with said Road, N. 4-1/2 E. 3.86 chains to a bend on branch; thence with branch S. 60 W. 2.80 chains to bend; thence N. 82 W. 1.00 chains to a popular tree on branch 3xm; thence S. 4-1/2 W. 2.40 chains to iron pin n.m.; thence S. 85-1/2 E. 3.33 chains to beginning corner; and containing one acre, more or less; and being the same property conveyed to Maggie Bell Locke Clark by W. L. Clark by deed dated August 17, 1951, and recorded in the RMC Office for Greenville County in Deed Vol. 441 at Page 173; and an undivided one half interest having been conveyed to James W. Poole by deed dated August 24, 1954, and recorded in the RMC Office for Greenville County in Deed Vol. 506 at Page 527.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.