

REGULATION NO. 22

COMPLIED WITH

MORTGAGE OF REAL ESTATE - Office of the Register of Deeds, Greenville, S. C.

GREENVILLE CO. S. C.

Notary at Law, Greenville, S. C.

BOOK 1287 PAGE 159

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, POLLY HOOD DUNN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. M. WILLIAMS

(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

on or before one (1) year from date

with interest thereon from _____ date _____ at the rate of 8 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, containing 146.34 acres, more or less, according to survey made by J. C. Hill, Engineer, on July 6, 1964, of the property of Wallace Hawkins and recorded in the RMC Office for Greenville County in Plat Book "HHH", at Page 53, and having such metes and bounds, courses and distances as shown by said plat. LESS, HOWEVER, seventeen (17) acres, more or less, conveyed to Joel Hawkins in Deed Book 894, at page 480, and shown on County Block Book at Sheet 666.1-1-13.1.

ALSO: ALL that other piece, parcel or tract of land in Saluda Township, in Greenville County, State of South Carolina, containing 17 Acres, more or less, and being a portion of the property conveyed to Bruce R. Holt and Annie Mae Holt in Deed Book 272, at page 254, RMC Office for Greenville County and being shown on the County Block Book at 520.2-1-10.1 and being the same property conveyed to the Mortgagor herein by deed dated May 18, 1971, of Bruce R. Holt and Annie Mae Holt, recorded in the RMC Office for Greenville County in Deed Book 916, at page 283. LESS, HOWEVER, that portion heretofore taken by the S. C. State Highway Department for road purposes.

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

For Assignment of Note & Deed - See R.C.M. Book 1275 page 281