

FILED  
GREENVILLE CO. S. C.

BOOK 1287 PAGE 69

MORTGAGE OF REAL ESTATE—Offices of Cheros and Patterson, Attorneys at Law, Greenville, S. C.

AUG 6 3 45 PM '73

DONNIE S. TANKERSLEY  
R.H.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joe E. Hawkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Joseph Harold McCombs

(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 ),  
with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid: \$20,000.00 on August 3, 1974, and \$20,000.00 on August 3, 1975.



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, being shown as 24.9 acres on plat entitled "Property of Ruby R. Graham, et al" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4S, at Page 8, and having, according to said plat, the following courses and distances, to-wit: BEGINNING at an iron pin in or near the center line of Reedy River at its intersection with the northern side of Sulphur Springs Road and running thence with the northern side of Sulphur Springs Road, S. 89-08 W. 760.4 feet; S. 88-30 W. 100 feet; S. 86-39 W. 100 feet; S. 84-29 W. 100 feet; and S. 83-00 W. 78.6 feet to a nail in or near the center line of Watkins Road; thence with the center line of Watkins Road, N. 31-49 W. 766.5 feet to an iron pin in line of property now or formerly belonging to JHJ Corporation; thence with the line of JHJ Corporation property, N. 74-38 E. 1347.2 feet to a point in or near the center line of Reedy River; thence with center line of Reedy River, S. 20-20 E. 210 feet; S. 12-20 E. 300 feet; S. 25-40 E. 260 feet and S. 1-22 W. 246.2 feet to the beginning corner.

This mortgage is junior in lien to a mortgage to First Federal Savings & Loan Association in the amount of \$1,164,000.00 as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1241, at Page 422. It is further understood and agreed that the mortgagor intends to obtain a second mortgage in an amount not to exceed \$200,000.00 over the property herein described, and the Mortgagee agrees that the line of this mortgage will be junior and subordinate to the lien of such a mortgage to be executed and recorded in the future.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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