

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

307 2 4 09-PM '73
DORRIS S. TAYLORSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, IMPERIAL CONSTRUCTION CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAY D. 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 TWENTY THOUSAND and no/100-----

-----Dollars (\$ 20,000.00) due and payable

six (6) months from date,

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

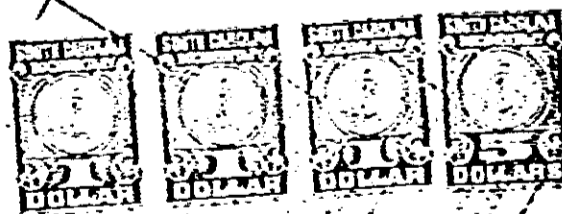
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, near the Town of Simpsonville, at the end of a cul-de-sac at the Eastern end of Maple Court, being shown and designated as Lot No. 3 on a Plat of the Property of Maple Properties, dated November 4, 1972, made by R. B. Bruce, R.L.S., recorded in the RMC Office for Greenville County, South Carolina in Plat Book , Page , and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Maple Court, joint corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots, S. 29-40 E., 121.4 feet to a point in the line of property now or formerly of Dera Conway; running thence N. 57-03 E., 212 feet to a point in the right-of-way of Atlantic Coast Line Railway; running thence N. 43-27 W., 322.6 feet to a point; thence running S. 53-49 W., 137.4 feet to a point; thence running with the joint line of Lots Nos. 2 and 3, S. 29-57 E., 108.3 feet to a point, joint front corner of Lots Nos. 2 and 3, which point is the Northern side of Maple Court; thence running with the cul-de-sac of the said Maple Court, the radius of which is 50 feet to the point and place of beginning.

The within Mortgage is junior in lien to that certain Mortgage given by the Mortgagor herein to Fidelity Federal Savings & Loan Association in the original amount of \$113,600.00 dated May 9, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1277, Page 299.



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 Mortgagee 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.

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