

FEB 15 2 12 PM '74

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, I, Clifton L. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gordon E. Mann

(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

Fifteen Hundred and Fifty-Eight and 55/100 Dollars (\$ 1,558.55 ) due and payable

in two equal payments: \$779.28, plus interest on October 5, 1974 and the balance of \$779.27, plus interest on October 5, 1975

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

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 just off the Keeler Mill Road and being shown and designated as TRACT # 2 containing 14.8 ACRES as shown on plat of the Property of Gentry B. Reece and Mildred M. Reece dated May 9, 1967 prepared by Robert Jordan, RLS, recorded in the RMC Office for Greenville County in Plat Book RRR, at page 29 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Tracts 1 and 2, which pin is N. 50-26 E. from the Southern corner of other property of Gentry B. Reece, et al on Keeler Mill Road and running thence with line of property now or formerly of Rosemond, N.50-26 E. 999.1 feet to an iron pin; thence N. 31-04 West 772.4 feet to an iron pin; thence S. 55-15 W. 618.1 feet to an iron pin at joint rear of Tracts 1 and 2; thence with line of Tract No. 1, S. 8-12 East 955.5 feet to the point of beginning.

This is a second mortgage and is junior to one executed to Vaneaton Price, Jr. and Janet V. Price in the original sum of \$3,800.00 and is recorded in the RMC Office for Greenville County in Mtg. Book 1252, at page 409.



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.

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