

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 12 12 16 PM '74  
ONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, --Rodger E. Hawkins and Sandra S. Hawkins--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --C. H. Stevens, Trustee,--

(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

--Seven Thousand Five Hundred and No/100-- Dollars (\$7,500.00- ) due and payable on or before June 10, 1976 with power in the makers hereof to anticipate and pay off any balance due hereunder at any time prior to maturity hereof without penalty

with interest thereon from June 10, 1974 at the rate of Eight (8%) 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, being shown and designated as Lot 16 on "Land Survey For Rolling Green Real Estate Company," prepared by J. Q. Bruce, R. S., on August 24, 1961, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "XX" at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rolling Green Circle at joint front corner of Lots 14 and 16 and thence along the joint line of the said Lots, S. 14-50 E. 286 feet to an iron pin at joint rear corner of Lots 14 and 15; thence along the joint line of Lots 15 and 16, S. 25 E. 250 feet to an iron pin on the north bank of Rocky Creek; thence following the center of Rocky Creek, as the line, the traverse line of which is N. 52-19 W. 374 feet to a point in the center of Rocky Creek at joint rear corner of Lots 16 and 17; thence along the joint line of the said Lots, N. 20-10 W. 433 feet to an iron pin at joint front corner of the said Lots on the southerly side of Rolling Green Circle; thence along said Circle, S. 68-15 W. 351 feet to an iron pin at joint front corner of Lots 15 and 16, the point of beginning.

As a part of the consideration for the note and this mortgage which secures the same the mortgagee agrees upon request of the mortgagors, to subordinate the lien hereof any time during the next two (2) consecutive years following immediately upon the execution hereof, to the lien of any other mortgage obtained by the mortgagors for the purpose of improving the tract hereinabove described, provided such subordination shall not exceed twenty-five (25%) per cent of the total area.



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 due thereon, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled 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, its heirs, successors and assigns, and all persons who lawfully claim the same or any part thereof.

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