

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

JUL 9 2 44 PM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1316 PAGE 119

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul M. Vernon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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

-----Nine thousand and No/100----- Dollars (\$9000.00) due and payable
one year from date or when said property is sold or divided

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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 known as tract 3, containing 7.28 Acres, more or less, of the Estate of J.B. Hawkins Jr. according to Plat made by Dalton and Neves in January 1949 and more particularly described according to said plat as follows:

BEGINNING at a point in the Bumcombe Road 14.3 feet from iron pin, joint corner of Lots 2 & 3; thence N 88-22 E 845.3 feet along line of tract 2 to rear corner thereof, thence S 6-00 W 387.4 feet to point in line of tract 4; thence S 88-23 W 847 feet along the line of tract 4 across iron pin on edge of Bumcombe Road and continuing to a point 13 feet from said iron pin to a point in said road; thence N 7-35 E along said road 389 feet to the point of beginning, being a portion of the tract deeded to J.B. Hawkins Jr. by J.B. Hawkins Sr. by deed dated Oct. 21, 1903 and recorded in Book 000, Page 134, R.M.C. Office Greenville County. Being the same property bequeathed to Annie W. Hawkins by will of her husband, C.E. Hawkins, who died June 20, 1970. For further reference see Apt. 1135 File 13, Probate Court of Greenville County. This further being the same property deeded to Mortgagor and Mortgagee, jointly by the said Annie W. Hawkins by deed dated June 1st, 1973 and recorded in Book 977 of Deeds at page 977. Therefore this mortgage refers to the 1/2 undivided interest of the said Mortgagor.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

4328 RV-2