

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 to HUBERT E. NOLIN

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

TWO THOUSAND, Seven Hundred Ninety and 58/100 - - Dollars \$ 2,790.58 due and payable

ONE (1) YEAR FROM DATE, PLUS INTEREST

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

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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 or 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 Property of Gentry B. Reece and Mildred M. Reece dated May 9, 1967, prepared by Robert Jordan, R.L.S. 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 W. 772.4 feet to an iron pin; thence S. 55-15 W. 618.1 feet to an iron pin at the joint rear of Tracts 1 and 2; thence with line of Tract 1, S. 8-12 E. 955.5 feet to the point of beginning.



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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