

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, KENNETH R. PADGETT, JR.

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

W. G. HAWKINS AND  
VAUGHN REALTY, INC.

(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 FIVE HUNDRED AND NO/100THS**-----  
----- Dollars (\$ 2,500.00 due and payable

One year from date

Mortgagor has right to prepay at any time without penalty.

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, in the City of Greenville, being known and designated as property fronting on Waccamaw Circle as shown on plat entitled "Property of Kenneth R. Padgett, Jr.", dated April 21, 1975, prepared by W. R. Williams, Jr. and having according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on Waccamaw Circle and running thence S. 28-37 W. 112.8 feet to an iron pin at the corner of property now or formerly of Earle and the City of Greenville; thence running N. 55-13 W. 257 feet to an iron pin crossing branch back on line; thence S. 65-35 E. 277.6 feet to an iron pin; thence N. 78-26 E. 64 feet to an iron pin in the line of property now or formerly of Hawkins and Vaughn Realty, Inc.; thence S. 53-54 E. 40 feet to an iron pin; thence S. 28-37 W. 129.5 feet to an old iron pin; thence S. 28-37 W. 43.2 feet to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage in favor of First Piedmont Bank and Trust Company dated April 25, 1975, to be recorded in the R. M. C. Office for Greenville County.



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 thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any respect, 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 hereinafore described in this simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises, together with all fixtures and appurtenances 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 whosoever lawfully claiming the same or any part thereof.

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