

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1940-354

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES C. HAWKINS and JOYCE R. HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK,

(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 Five Thousand Three Hundred Fifty-Six

Dollars and Twenty Cents Dollars (\$5,356.20) due and payable
in sixty (60) monthly installments at Eighty-Nine Dollars and Twenty-Seven (\$89.27) Cents per month, the first payment being due on May 30, 1975 and on the 30th day of each month until paid in full.

with interest thereon from date at the rate of _____ 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, State of South Carolina, on the Southern side of Lowndes Hill Road and being known and designated as a portion of Lots 2 and 3 as shown on plat of property of Harry L. Baumgardner recorded in the R.M.C. Office for Greenville County in Plat Book Q, Page 197, and having, according to a revised plat of property of Harry L. Baumgardner recorded in the R.M.C. Office for Greenville County in Plat Book NN, Page 157, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Lowndes Hill Road, said pin being 57 feet from the Eastern corner of Lot #1 and running thence S. 7-37 E. 84 ft. to a chinaberry tree; thence S. 21-23 E. 385 ft. to an iron pin at the rear corner of Lots 1 and 2; thence S. 56-15 W. 93.5 feet to an iron pin; thence N. 16-22 W. 434.8 ft. to an iron pin; thence N. 26-43 E. 73.8 ft. to an iron pin in Lowndes Hill Road; thence along Lowndes Hill Road N. 83-45 E. 83.2 ft. to an iron pin at the point of beginning.

Less, however, that portion of the above described property which is within the present right-of-way limits of Interstate Highway - 385.

This is the same property conveyed by the heirs of Homer R. Culberson by deed recorded simultaneously herewith in Deed Book _____, at Page _____.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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