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1975 # 992

MORTGAGE OF REAL ESTATE—Offices of **DOONIE S. TANKERSLEY** and **R.H.C. Patterson**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Richard B. Jenkins**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Nellie S. Hawkins**

(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

Twenty-two Thousand Two Hundred Twenty-five & No/100 DOLLARS (\$ 22,225.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid:

in two equal installments of \$11,112.50 each, the first of said installments being due and payable within thirty (30) days from date and the second of said installments being due and payable within sixty (60) days from date

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, shown on plat made by **J. R. Freeland** entitled "P. T. Shockley Estate Redivision of Part Lot 7-A and Lot 7-B" dated December 23, 1975, recorded in the R M. C. Office for Greenville County in Plat Book 5 0 at page 25, having according to said plat the following metes and bounds:

Beginning at a R. R. spike at the junction of Old Fork Shoals Road and a County Road and running S. 34-57 E. 345.0 feet to a R. R. spike in Old Fork Shoals Road; thence S. 38-27 W. 544.3 feet to an iron pin at the eastern side of Perimeter Road; thence N. 19-39 W. 208.2 feet to an iron pin; thence N. 21-22 W. 522.6 feet to a nail and cap; thence N. 86-13 E. 402.3 feet to the beginning point; constituting Tract #1 as shown on said plat and containing 5.2525 acres, more or less, being part of Old Lot 7-A and Old Lot 7-B.

This conveyance is made subject to all easements, rights of way, and restrictions of record or on the ground.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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