

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1353 280

NOV 18 3 43 PM '75
DORRIS S. TANNER
R.H.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, We, George D. Hawkins and Lillian R. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Three Thousand Seven Hundred Sixty Six and 68/100-----

Dollars (\$ 3,766.68) due and payable

according to the terms thereof said note being incorporated herein by reference

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

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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, Bates Township, lying on the North side of Little Texas Road, containing approximately one and 1/2 acres more or less, and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on the North side of State Park Road and running thence N. 10-30 W. 334 feet to an iron pin; thence N. 60-45 E. 107 feet to an iron pin; thence S. 42-45 E. 237.7 feet to an iron pin; thence S. 56-33 W. 128 feet to an iron pin; thence S. 17-21 E. 109 feet to a point on State Park Road; thence S. 74-49 W. 121 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed from Ethel Gaillard Parker Rice recorded September 6, 1960.

The address of the Mortgagee is Hwy. 25-N, Travelers Rest, S. C. 29690.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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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