

FILED
GREENVILLE, CO. S. C.

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BOOK 1413 PAGE 307

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DOONIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
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WHEREAS, THOMAS L. HAWKINS AND DORIS R. HAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MALCOLM M. MANNING

(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 THIRTEEN THOUSAND, FIFTY-FOUR AND NO/100-----

-----Dollars (\$13,054.00) due and payable
in 120 equal monthly installments of One Hundred Fifty-four and 96/100
(\$154.96) Dollars, the first installment being due November 20, 1977,
payments to be applied first to interest, then to principal, including
Interest,

with interest thereon from date at the rate of 7.5 per centum per annum, to be paid:
~~monthly~~ monthly, and included in the monthly payments provided for.

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:

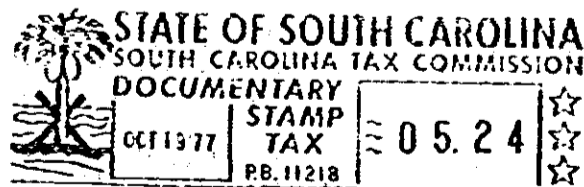
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located near River Falls, S.C., on the waters of Devil's Fork Creek, containing 7.53 acres, more or less, and having, according to a plat thereof by Webb Surveying and Mapping Co., dated July 1977, the following metes and bounds, to wit:

BEGINNING at a point in the center of Devil's Fork Creek, marked by a nail in cap in the center of the road, which nail and cap is located approximately 200 feet south of the Devil's Fork Road, and running thence S. 10-00 E. 40 feet to a point in the road, marked by a nail in cap; thence S. 64-40 E. 40 feet to a corner; thence S. 10-44 E. 593.8 feet to an iron pin on the side of a road; thence S.47-05 W. 359.5 feet to an iron pin on the southwest side of a road; thence along said road N. 61-59 W. 427.3 feet to an iron pin on the bank of Devil's Fork Creek; thence up the creek, the line following the meanders thereof, the following courses and distances: N. 3-47 E. 79 feet to an iron pin; N. 7-46 E. 175.6 feet to a stake; N. 45-37 E. 258.2 feet to a stake; N. 36-57 E. 251.7 feet to a stake; N. 69-26 E. 115.3 feet to a nail in cap in the center of the road, above the center of the creek, the point of beginning.

This is a portion of the tract conveyed to Grantor by W.B. McCarson by deed recorded in the RMC Office for Greenville County in Deed Book 867 at Page 227 .

This conveyance is subject to all easements, restrictions, and right-of-way of record, or observable from an inspection of the premises.

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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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