

MORTGAGE OF REAL ESTATE

Please
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE COUNTY MORTGAGE OF REAL ESTATE

APR 24 11 04 AM 1978 THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY
R.H.C.

1429 PAGE 813

WHEREAS, I, Cecil Turner

hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas A. and Naomi M. 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

Six Thousand----- Dollars (\$ 6,000.00) due and payable

in 108 equal monthly installments of \$72.04 commencing on June 1, 1978, due on the first of each month thereafter until paid in full.

with interest thereon from April 21 at the rate of 6 per centum per annum, to be paid monthly

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 Mortgagee in hand well and truly paid by the Mortgagor 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, as shown on a survey of the property of Douglas A. Hawkins and Naomi M. Hawkins recorded in the RMC Office for Greenville County in Plat Book 6-0 page 42, and made by Campbell and Clarkson, Surveyors, Inc. SCRLS #2589, and having the following metes and bounds, to-wit:

BEGINNING at a point on the corner of Flora Avenue and Beatrice Street and continuing thence N 33-30 W 60.75 feet to a point on Beatrice Street; thence N 65-30 E 85.6 feet to a point; thence S 27-11 E 60.05 feet to a point on Flora Avenue; thence S 65-30 W 78.9 feet to the point of beginning.

THIS is a portion of the same property conveyed to the mortgagors from Lula Mae Riddle by deed recorded in Volume 977, Page 339, on 10/12/71 and dated the same.

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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 thereon, 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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