

MORTGAGEE'S ADDRESS:

Rt. #3, Box 81  
Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAY 28 1 58 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hawkins Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Elmer Craig

(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-Nine Thousand Seven Hundred Forty----- Dollars (\$ 29,740.00 ) due and payable as per the terms of said note,

with interest thereon from date at the rate of Ten per centum per annum, to be paid: as per the terms of said note.

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:

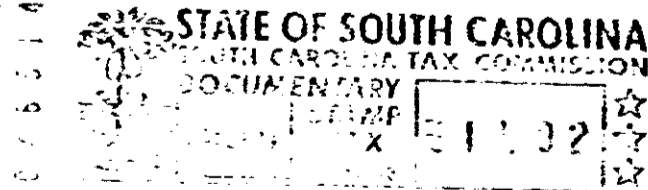
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Bates Township, on the western side of U.S. Highway #25 and north of its intersection with Belvue Road, containing 19.87 acres according to a plat prepared by W.R. Williams, Jr., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in an old ford in the old road bed at the joint corner of property now or formerly belonging to Peterson and running thence with the old road bed S. 5-24 E. 367.2 feet to a point at the edge of the right-of-way of U.S. Highway #25; thence along the right-of-way of said Highway the following courses and distances: S. 22-15 W. 97.1 feet, S. 24-26 W. 197.6 feet, S. 28-21 W. 197.5 feet, and S. 32-09 W. 175 feet to an iron pin at the joint corner of property now or formerly belonging to Hawkins; thence with the joint line thereof the following courses and distances: N. 20-57 W. 193.6 feet to an old iron pin, N. 57-42 W. 81 feet to an old iron pin, N. 77-33 W. 72.3 feet to an old iron pin, S. 77-15 W. 198.6 feet to an old axle, N. 48-49 W. 208.2 feet to an old iron pin at a pine, S. 57-13 W. 171 feet to an old iron pin in a ditch, and N. 45-37 W. 395.4 feet to an iron pin in the line of property now or formerly belonging to Hadden; thence along the Hadden property line N. 31-08 E. 599.9 feet to an old iron pin; thence continuing with the Hadden line S. 87-28 E. 627.3 feet to an iron pin at the corner of property now or formerly belonging to Peterson; thence along the Peterson property line S. 81-54 E. 322.3 feet to a point in an old ford in the old road bed, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of the mortgagee, to be executed and recorded of even date herewith.

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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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