

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF

GREENVILLE CO. S. C.  
JUL 24 1 33 PM '79  
H. S. TAYLOR  
R. M. C.

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we Thomas F. Hawkins and Prudence R. Hawkins,  
(500 Knight Street, Fountain Inn, South Carolina 29644)  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Nannie J. Givens

(300 North Main Street, Fountain Inn, South Carolina 29644)  
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of Thirteen Thousand Seven Hundred Fifty and No/100-----

Dollars (\$ 13,750.00 ) due and payable

as follows: \$147.81 on the first day of September 1979, and \$147.81 on the first day of  
each month thereafter for a total of 180 consecutive monthly payments

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 10 per centum per annum, to be paid: monthly  
from the monthly payment,

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, the Mortgagee's heirs, 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 the Town of Fountain Inn on the southeast side  
of Knight Street near its intersection with Gulliver Street, containing one (1) acre,  
more or less, including all rights-of-way, according to a plat, which is incorporated herein  
by reference, prepared July 5, 1979, by Robert R. Spearman, R.L.S., entitled "Property Survey  
for Jim Hawkins, Fountain Inn, South Carolina," (See Plat Book 7J at Page 86),  
and bounded by now or formerly Lancaster lot; property now or formerly belonging to Luther  
Hughes; other property of the Grantor, a dirt drive, and Knight Street.

This being the same property conveyed by the Mortgagee to the Mortgagors by deed dated  
July 21, 1979, recorded in the R.M.C. Office for Greenville County, S. C. on July 24, 1979,  
in Deed Book 1107 at Page 543.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
RECORDED  
JUL 25 1979  
R. M. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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 is 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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