MORTGAGE OF REAL ESTATE $\frac{G_{E, i}}{G_{E, i}} = \frac{G_{E, i}}{G_{E, i}} = \frac{G_$

MORTGAGE OF REAL ESTATE 10 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 incorporated 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 nonthly payment,

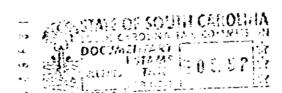
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, the Mortgagoe'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 T. at Page), 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.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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