

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILE NO. S.C.
JUL 14 AM '79
M.C. HAWKINS

1414 031

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

WHEREAS, ROBERT MICHAEL HAWKINS AND DEBBIE L. HAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FINANCERAMERICA MORTGAGE SERVICES, INC.

(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

ELEVEN THOUSAND FIVE HUNDRED TWENTY & 00/100 Dollars (\$11520.00) due and payable
in seventy equal monthly payments of \$160.00

with interest thereon from 7/26/79 at the rate of 16.99 per centum per annum, to be paid:

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

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, about 11 miles from the City of Greenville on the West side of the road from Simpsonville to Batesville (formerly Old Augusta Ri) now known as Roper Mountain Rd., being joined on all sides of property owned by Bonnie G. Smith and containing one-half(1/2) acres, more or less and having the following dimensions:

Beginning at an iron pin on the Eastern side of Roper Mountain Rd., at the entrance of an old driveway, thence running along said driveway S 17-50 w to an iron pin 207 feet; thence Eastward S 72-10E 105 feet to an iron pin; thence North n17-50 E 207 feet to an iron pin on the East side of the Roper Mountain Rd., thence N 72-10 N with said Road 105 feet to the point of beginning, the same containing one-half (1/2) acres, more or less.

Also: The grantor herein conveys to the grantees the right to use and supply, for household purposes only, water from a deep well adjacent to the property herein conveyed. This right of use and supply is to be confined solely for cooking and washing, and not for any other purpose. This is done in compliance with agreement made between a former grantor, Bonnie G. Smith and M.C. & Nell Hawkins as shown on deed recorded in the RMC Office on the 2nd day of June, 1963, in Book No. 675, Page 131.

This is the same property conveyed to the grantor herein and M.C. Hawkins by Bonnie G. Smith, recorded in Deed Book 675, Page 131. M.C. Hawkins conveyed his one-half (1/2) interest in the above property to the grantor herein by deed dated September 17, 1968 and recorded in the RMC Office for Greenville County in Deed Book 853, Page 245.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDS
JUL 14 1979

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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