

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
DEC 23 4 20 PM '79
DONNIE STANBERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ERNEST L. DAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WESTMINSTER COMPANY, 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

THREE THOUSAND ----- Dollars (\$ 3,000.00) due and payable
on or before January 31, 1980

with interest thereon from MATURITY at the rate of 10% 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 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, being known and designated as Lot No. 174 CHESTERFIELD ESTATES, SEC. V, as shown on plat made by Heaner Engineering Co., Inc. dated 12/18/79 recorded in plat book 7-T page 28 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Furr Road (County Road), the joint front corner of Lots 173 & 174; thence with the joint line of said lots N. 68-30 W. 158.07 feet to an iron pin; thence N. 87-47 W. 97.41 feet to an iron pin corner of lot 161; thence with line of said lot S. 21-30 W. 77.31 feet to an iron pin joint rear corner of lots 174 & 175; thence with the joint line of said lots S. 68-30 E. 250 feet to an iron pin on the northwest side of Furr Road (County Road); thence with the northwest side of said Road N. 21-30 E. 110 feet to the point of beginning.

This is the same property conveyed to mortgagor by mortgagee by deed of even date herewith, to be recorded.

GCTO --- 1 DE28 79 1250

Mortgagee address:
PO Box 16449 Station B
Greenville, S. C. 29606

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
\$ 01.20

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

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