

Mortgagee's Address: 111 CNB Plaza, Charlotte, North Carolina 28255
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

1495-518

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, THOMAS G. HAWPE, JR. and KATHARINE SUE F. HAWPE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK

(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

NINE THOUSAND and no/100-----Dollars (\$9,000.00) due and payable

with interest thereon from March 18, 1980 at the rate of nine (9) per centum per annum, to be paid: in sixty (60) monthly installments of \$187.50 each, beginning May 1, 1980; said payments to be applied first to interest and then to principal.

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, City of Greenville, known as Lot 13 on plat of property of Central Development Corporation, recorded in Plat Book BB, Pages 22 and 23, Greenville County R.M.C. Office, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Alpine Way at the joint corner of Lots 12 and 13 and running thence with Alpine Way, N. 21-58 E. 75 feet to a point at the joint front corner of Lots 13 and 14; thence with the joint line of said lots, N. 55-14 W. 173.3 feet to an iron pin; thence N. 39-19 E. 75 feet to an iron pin at the joint rear corner of Lots 13 and 12; thence with the joint line of said lots, S. 54-37 E. 150.9 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagors herein by Deed of Charles W. Cornish, Jr. recorded October 3, 1959 in Deed Book 635 at Page 444.

The lien of this Mortgage is subject to the prior lien of that certain Mortgage given by Charles W. Cornish, Jr. to C. Douglas Wilson & Co. in the original principal amount of \$14,650.00 dated November 1, 1956, recorded in Mortgage Book 696, at Page 165, Greenville County R.M.C. Office, which mortgage was subsequently assigned to the Philadelphia Saving Fund Society.

[Faint, illegible text, possibly a signature or stamp]

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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