

Amt Financed \$5005.14

MORTGAGE OF REAL ESTATE

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BOOK 1524 PAGE 212

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

WATKINS MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS WE, Robert L. Hawkins and Lucille S. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Terplan, Inc. of South Carolina
107 E. North Street
Greenville, S.C. 29601

(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

Seven Thousand Eight hundred Seven and 40/100----- Dollars (\$7,807.40) due and payable
in One (1) monthly installment of One Hundred Thirty Seven and 40/100 (137.40) dollars and
Fifty Nine (59) monthly installments of One hundred Thirty and no/100 (130.00) dollars each,
commencing on the 10th day of December, 1980, due and payable on the 10th day of each month
thereafter, until paid in full.
with interest thereon from November 7, 1980 at the rate of 19.05 per centum per annum, to be paid: Annually

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, its 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

ALL that piece, parcel, or lot of land in the City of Greenville, County of Greenville South Carolina, Being known and designated as Lot No. 103-B (the eastern one-half of Lot No. 103) of Plat No. 3 of the property of the Overbrook Land Company and Woodville Investment Company, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, Page 218, the following Metes and bounds, to-wit:

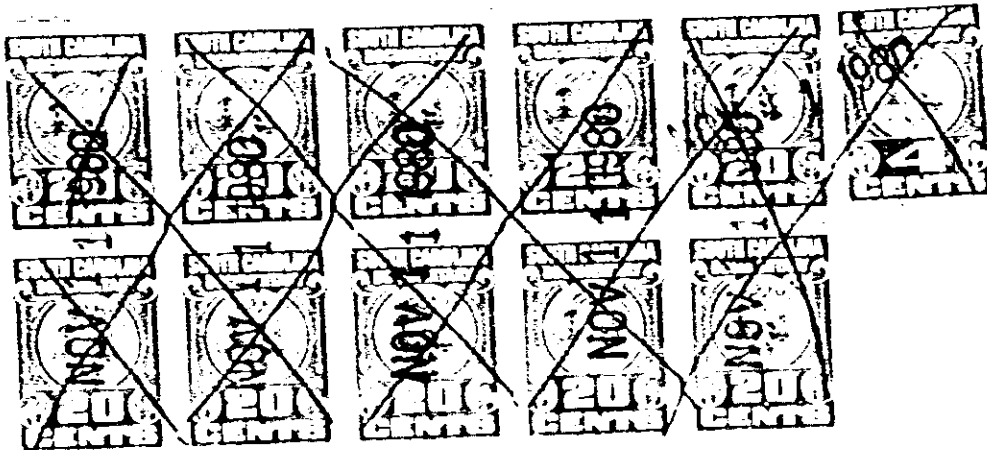
BEGINNING at an iron pin on the Northern side of Lowndes Hill Road at the joint front corners of Lots Nos. 102 and 103, and running thence along the Joint line of said lots, N. 10-39 E. 133 feet to the joint rear corner of said lots in the line of Lot No. 115; thence along the rear line of Lot No. 115. N. 89-16 W. 48.1 feet to a point in the rear line of Lot No. 114; thence in a line through Lot No. 103, S. 11-52 W. 122.5 feet to a point in the line of Lowndes Hill Road; thence along the Northern side of Lowndes Hill Road, S. 76-44 E. 50 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed dated March 19, 1965, recorded April 7, 1965, in Deed Book 770, Page 531, by Otis F. Vaughn, Grantee.

This property is conveyed subject to all easements, restrictions, rights-of-way and zoning ordinances affecting subject property.

DERIVATION: Gladys Taylor Batson (formerly Gladys Taylor Vaughn) September 30th, 1977, Book 1065 page 928.

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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 such 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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