

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CC. S. C. MORTGAGE OF REAL ESTATE

FROM WHOM THESE PRESENTS MAY CONCERN:

BILLY C. HAWKINS

WHEREAS, I, BILLY C. HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLYDE COLEMAN

(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 THIRTY-NINE THOUSAND ONE HUNDRED FIFTY AND NO/100----- Dollars (\$39,150.00) due and payable

\$3,262.50 every 3 months plus interest at 8% for first 2 years and \$3,262.50 every 3 months plus interest at 10% for third year

with interest thereon from _____ date _____ at the rate of 8% first 2 years and 10% third year per centum per annum, to be paid: Quarterly

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 Mortgagee 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, containing 8.8182 acres, also referred to as 8.32 acres on plat of property of Clyde Coleman made February 11, 1954, having following metes and bounds: BEGINNING at iron pin on northern side of Geer Highway at joint front corner of lands now or formerly owned by B. P. Owings and running thence along Highway 276 (Geer Highway) S. 57-40 E. 145 feet to iron pin; thence continuing with said highway S. 54-50 E. 508 feet to iron pin; thence turning and running N. 35-00 E. 363 feet to iron pin; running thence N. 42-40 E. 295 feet; running thence N. 58-55 W. 427 feet; running thence N. 57-30 W. 145 feet; running thence S. 47-30 E. 630 feet to iron pin, beginning corner.

ALSO ALL that piece, parcel or lot of land in County and State aforesaid on East side of U. S Highway 276 between Marietta and Travelers Rest and having according to survey by J. C. Hill, Surveyor, Sept. 2, 1954, the following courses and distances, to wit: BEGINNING on E/S of U. S. Highway 276 (Geer Highway) on R/W line and running S. 54-00 E. 290 feet; thence S. 29-15 E. 117.5 feet; thence S. 06-15 E. 141 feet to point on R/W line of said U.S. Highway 276; thence following said road R/W in northerly direction N. 54-49 W. 500 feet more or less to beginning, containing 0.42 acre more or less.

These being same properties conveyed to Mortgagor herein by deed of Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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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 whatsoever lawfully claiming the same or any part thereof.

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