

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE  
APR 13 11 24 AM '81  
DONNIE S. TANNERSLEY  
R.M.C.

1533 1531

WHEREAS, JULIA HAMMOND JENKINS

hereinafter referred to as Mortgagor) is well and truly indebted unto LEONARD M. HAWKINS

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

Dollars (\$ 34,200.00 ) due and payable

Thirty Four Thousand Two Hundred and no/100

with interest thereon from even date herein at the rate of 13% 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, 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, City of Greenville on the northern side of East Prentiss Avenue and being known and designated as the major portion of Lot No. 7, Block C on plat of Cagle-Park recorded in the R. M. C. Office for Greenville County in Plat Book "C" at page 238, and having, according to a more recent survey prepared by Campbell & Clarkson dated December 12, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Prentiss Avenue at the joint front corner of Lots Nos. 6 and 7 and running thence along the joint line of said lots N. 29-40 W. 158.9 feet to an iron pin, thence N. 86-03 E. 63 feet to an iron pin; thence S. 29-16 E. 64.1 feet to an iron pin, thence S. 22-58 E. 93 feet to an iron pin on the northern side of East Prentiss Avenue, thence along the northern side of said Avenue N. 89-58 W. 52 feet to the point of beginning.

Derivation: Leonard M. Hawkins, recorded March 13, 1981.

This mortgage is second to that mortgage lien given by Leonard M. Hawkins to Cameron-Brown Mortgage Company recorded in the R. M. C. Office for Greenville County in Mortgage Book 1048 at page 31 in the original principal amount of \$12,350.00.

The mailing address of the Mortgagee is 52 Orchard Circle, Columbia, S. C. 29206.

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 herein above 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 who may lawfully claim the same or any part thereof.

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