

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
FILED  
CO. S. C.  
2 26 PM '81  
DONNA TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Cecil W. McGregor and Laverne C. McGregor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gary A. Hawkins and W. Glen 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

Six Thousand and no/100ths

Dollars (\$ 6,000.00 ) due and payable

with interest thereon from even date at the rate of thirteen per centum per annum, to be paid according to said note.

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, on the eastern side of U.S. Highway 25, containing 10.40 acres, more or less, as shown on plat entitled "Survey for Charles D. and Mary Jo C. Turner" dated April 7, 1969, prepared by Carolina Engineering and Surveying Company, recorded in the RMC Office for Greenville County, in Plat Book 4B, Page 7.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Associates Financial Services Company of South Carolina, Inc., as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1145, Page 456, on April 1, 1981.

THIS mortgage is junior and third in lien to superior mortgage liens as follows: a first mortgage given to Collateral Investment Company as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1124, Page 651, on May 6, 1969, and having an approximate principal balance of \$12,905.16. A second mortgage given by Mortgagor to Associates Financial Services Company of South Carolina, Inc., to be recorded herewith, and having an approximate principal balance of \$22,587.88.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 02.40

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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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