

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
AUG 28 2 53 PM '81
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CAROLYN H. PRUITT

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOE H. HOPKINS and VIRGINIA G. HOPKINS

(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 -----
TWENTY-TWO THOUSAND, NINE HUNDRED AND NO/100----- Dollars (\$ 22,900.00----) due and payable
on demand without interest.

~~with interest thereon from xxxxxxxxxxxxxxxxxxxxxxxx to the date of xxxxxxxxxxxxxxxxxxxxxxxx no other sums to be paid~~

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, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

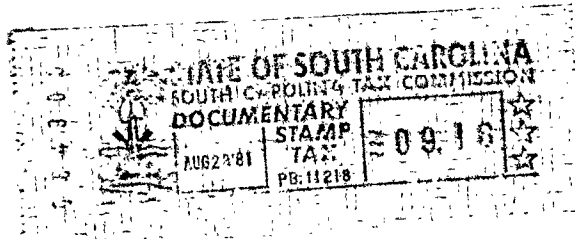
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville:

All that lot of land in Greenville County, State of South Carolina, being shown as Lots 3 and 4 on plat of Property of W.B. Williams recorded in the register's office for Greenville County in Plat Book Q at Page 129, and having the following metes and bounds:

BEGINNING at an iron pin on St. Marks Road at joint front corner of Lots 4 and 5 and running thence along the joint line of said lots, N. 67-35 E. 208 feet to an iron pin in line of Lot 8; thence with line of Lots 8 and 46, S. 20-10 E. 100 feet to an iron pin at joint rear corner of Lots 2 and 3; thence along joint line of said lots; S. 67-35 W. 204 feet to an iron pin on St. Marks Road; thence with St. Marks Road, N. 22-10 W. 100 feet to an iron pin at corner of beginning.

This property is conveyed subject to all easements and rights-of-way of record affecting said property.

DERIVATION: See Deed of Avery L. Hightower dated April 1, 1968 and recorded in Greenville RMC Office in Deed Book 844, Page 98. Also Deed of Billy E. Pruitt dated August 14, 1981.



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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.