

GREENVILLE
NOV 16 4 44 PM '81
ANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MACK HAWKINS, JR. and FRANCES O. HAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto IRVINE STREET REALTY CORP., whose address is 405 Pettigru 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 and No/100----- Dollars (\$ 7,000.00) due and payable as per the terms of said note;

with interest thereon from _____ date _____ at the rate of Twelve per centum per annum, to be paid: as per the terms of 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, in the City of Greenville, being shown and designated as one-half (1/2) of a lot lying to the rear of Lots 6 and 7 as shown on a plat recorded in the RMC Office for Greenville County, S.C., in Plat Book E, at Page 282, and having the following metes and bounds, to-wit:

BEGINNING at the southeastern corner of Lot No. 9 and running thence S. 88-47 E. 60 feet; thence N. 0-23 E. 52 feet to a stake at the southeast corner of Lot No. 7; thence along the rear line of Lot No. 7, 60 feet to a stake at the corner of Lot No. 9; thence along the line of Lot No. 9, S. 0-23 W. 52 feet to the beginning corner.

ALSO: ALL that lot of land in the City of Greenville, Greenville County, S.C., on the eastern side of Burns Street, being known and designated as Lot No. 9 on plat of property of S.O. Skelton prepared by R.E. Dalton in August, 1919, and recorded in the RMC Office for Greenville County, S.C., in Plat Book E, at Page 282, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the alley called Burns Street 164.5 feet from the south side of Sullivan Street and running thence S. 15-0 W. 54.8 feet; thence S. 88-47 E. 113.8 feet; thence N. 0-28 E. 52 feet to the corner of Lot No. 8; thence along the line of Lot No. 8, N. 88-25 W. 100.1 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee, to be executed and recorded of even date herewith.

RECORDED IN NOV 16 1981

STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEEDS COMMISSION
DOCUMENTARY STAMP
NOV 16 1981
RECORDS

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 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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