

MORTGAGE OF REAL ESTATE

BOOK 1584 PAGE 524

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
FEB 25 1982  
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R.M.C.

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

WHEREAS, Reba H. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Thompson

(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 Thousand and No/100

Dollars (\$ 30,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith.

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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, the Mortgagee's heirs, 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

... that certain piece, parcel or tract of land with all improvements thereon situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, containing 13.75 acres, more or less, according to plat of property of B. F. Marchbanks Estate made by Terry T. Dill, in October, 1965, and being on the eastern side of Poinsett Highway and having the following metes and bounds according to said plat:

BEGINNING at iron pin on Poinsett Highway (U.S. 25 and 276) and running thence along said highway S.12-39 E. 1,103.5 feet to an iron pin; running thence along line of Tract No. 5 of J. C. Hawkins Estate, S.67-50 E. 118 feet to iron pin on Buncombe Road (Old U.S. 25); running thence along said road, N.33-00 W. 218.5 feet; thence continuing along edge of said road, N.38-58 W. 1,736.5 feet to an iron pin; running thence S.59-00 W. 80 feet to iron pin on Poinsett Highway (U.S. 25 and 276), the point of beginning.

ALSO: ALL that piece, parcel or tract of land in Paris Mountain Township, County of Greenville, State of South Carolina, on the west side of Poinsett Highway, according to plat of property of the late C. J. Hill Estate, prepared by Terry T. Dill, November, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of Old U. S. Highway 25 at point where the common line of J. A. Phillips and the late C. J. Hill Estate cross said highway and running down center of said highway, S.38-58 E. 378 feet to iron pin in center of said highway; thence N.44-53 W. 401 feet to iron pin on property of B. F. Marchbanks Estate; thence N.77-42 E. 46.4 feet to point of beginning, the same containing 0.17 acres.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Fred Thompson recorded in the RMC Office for Greenville County of even date herewith.

MORTGAGEE'S mailing address: P. O. Box 8039, Greenville, S. C. 29604.

STATE OF SOUTH CAROLINA  
THE CAROLINA TAX COMMISSION  
DOCUMENTARY  
FEB 25 1982  
STAMP  
TAX  
12.00  
FEB 11 1982

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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