

1589 997

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
3 37 PM '82

WHEREAS, William Hopkins
MORTGAGEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMERCIAL MORTGAGE CO., INC.

(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 One thousand Nine Hundred Fifty and 00/100
Dollars (\$ 1,950.00) due and payable

as per note of even date

with interest thereon from date at the rate of _____ per centum per annum, 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, 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, State of South Carolina in Oaklawn Township, containing one acre, more or less, being more particularly described as follows:

BEGINNING at the telephone pole located at the driveway of the home of the mortgagor, and facing said home running to the left of said pole along the road 105 feet; thence running in a line somewhat parallel to said driveway 318 feet; thence from said point running in a line somewhat parallel to the road 105 feet to the driveway; thence along said driveway 312 feet to the telephone pole, the point of beginning.

This being the identical property conveyed to William and Mozel Hopkins by deed of Willie B. Neely recorded April 22, 1961 in the RMC Office for Greenville County in Deed Book 672 at Page 301; the said Mozel Hopkins having subsequently died intestate as evidenced by Apartment 1236 File 15 in the Probate Court for Greenville County, leaving her husband, William Hopkins as one of her heirs at law, a one-half interest of her one-half interest in the above described property. The remaining on-equarter was conveyed to the Mortgagor herein by deed of George Rowland and Vivian Sullivan.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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