

MORTGAGE OF REAL ESTATE -

BOOK 1590 PAGE 658

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTED

S. MORTGAGE OF REAL ESTATE

DEC 30

1 05 PM '82

JOHN

R. M. C. WILKINS

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gary Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bertie Allison

(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 Five Hundred and 00/100ths Dollars (\$ 7,500.00) due and payable

in the following manner: Fifteen Hundred and 00/100ths (\$1,500.00) Dollars payable on December 28, 1982, the remainder due and payable in one hundred eighty (180) days as per the terms of a Promissory Note executed on December 28, 1982,

with interest thereon from December 28, 1982 at the rate of 12% per centum per annum, to be paid: (see above)

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:

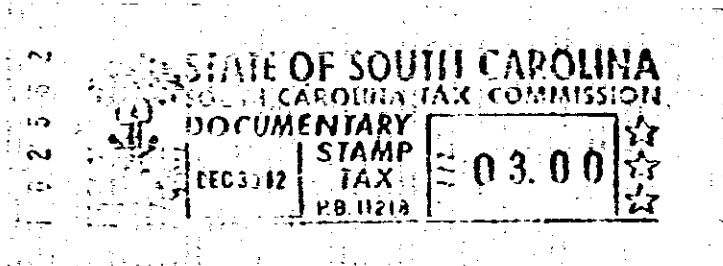
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 northeast corner of Fifth and D Streets, in Section No. 6 of Judson Mills Village, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as designated as Lot No. 45 as shown on a plat of Section No. 6 of Judson Mills Village, made by Dalton & Neves, Engineers, November 1941, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K at Pages 106 and 107, and, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Fifth Street, joint front corner of Lots No. 28 and 45, and running thence with the line of Lot No. 28, N. 1-37 W. 60.5 feet to an iron pin, joint rear corner of Lots No. 28, 29 and 44; thence, with the line of Lot No. 44, S. 88-23 W. 78 feet to an iron pin on the east side of D Street; thence, with the east side of D Street, S. 1-37 E. 49 feet to an iron pin; thence, around the corner of D and Fifth Streets, S. 45-07 E. 14.2 feet to an iron pin on the north side of Fifth Street; thence, with the north side of Fifth Street, N. 89-25 E. 68 feet to the beginning corner.

This being the same property conveyed to the Grantor herein, Mrs. Bertie Allison, by deed of Joyce Alewine dated December 17, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Book 1012 at Page 381, and a deed of Virginia Attaway and Bertie Dryman dated December 30, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Book 1012 at Page 387, and a deed of Nellie Dalton dated December 30, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Book 1012 at Page 375, and also the above described property is part of that entire parcel which the Grantor inherited from Ollie E. Allison who died intestate on August 31, 1974.

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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.

DO 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.