

Mortgagee's Address: 201 Box 1600, Greenville, SC 29615

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE
GREENVILLE

BOOK 1626 PAGE 102

SEP 16 3 02 PM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. Herbert Crews, Jr., Arlan Hawkins and Cindy Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 Hundred Thousand and no/100-----
-----Dollars (\$100,000.00 due and payable

as per the terms of that promissory note dated September 15, 1983

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

ALL that certain tract of land in Greenville County, South Carolina, in Bates Township, containing 27.29 acres, being shown as a 25.47 acre tract and a 1.82 acre tract on Plat of Property of E.L. Benson Estate, dated October, 1965, prepared by Terry T. Dill, RLS, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin in High Coleman Road at joint corner of property now or formerly of McKinney; thence S. 37-40 W. 390 feet to an iron pin; thence S. 37-20 W. 1389 feet to a stone; thence turning and running N. 33-22 W. 512 feet to a stone and iron pin; thence N. 35-30 W. 277 feet to an iron pin in center of unnamed road; thence with said road, N. 72-00 E. 143.4 feet, N. 58-49 E. 100 feet, N. 33-36 E. 150 feet and N. 6-30 W. 175 feet to an iron pin; thence with line of property now or formerly of Frank Benson Due East 70 feet to an iron pin; thence N. 8-05 E. 918 feet to an iron pin; thence N. 14-00 W. 200 feet to an iron pin in center of Benson Road; thence with Benson Road, S. 68-39 E. 156 feet; S. 59-07 E. 200 feet, and N. 84-50 E. 200 feet to an iron pin in center of High Coleman Road; thence with the center of High Coleman Road, S. 10-40 E. 225 feet to an iron pin, S. 61-15 E. 100 feet to an iron pin, and S. 88-35 E. 483 feet to the beginning.

This being the same property conveyed to C. Herbert Crews, Jr. by deed of Ed V. Collins as recorded in Deed Book 1011 at Page 505 on December 6, 1974 and the same property conveyed to Arlan Hawkins and Cindy Hawkins by deed of Gary A. Hawkins, Executor of the Estate of W. Glenn Hawkins, and Ruby M. Hawkins, as sole beneficiary of Share A of the Last Will and Testament of W. Glenn Hawkins as recorded in Deed Book 1180 at Page 219 on January 4, 1983.

THIS IS A SECOND MORTGAGE

RECEIVED BY THE CLERK OF THE COURT
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED FOR RECORD
SEP 16 1983
TAX \$40.00

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3891A01

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