

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONALD L. WATSON
R.M.C.

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

WHEREAS, I, SHIRLEY T. BENNETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAY HAWKINS

(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 Dollars (\$ 7,000.00) due and payable

\$200.00 per month or principal and interest to be paid in full on or before December 1, 1982

with interest thereon from November, 7, 1978 at the rate of 9% per centum per annum, to be paid: December 1, 1982

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, known and designated as Lot No. 4 on plat of Carolina Engineering & Surveying Co., and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southeast side of Riley Road, the joint front corner of Lots Nos. 3 & 4, thence with the joint line of said lots S. 66-33 E. 188.1 feet to an iron pin; thence S. 29-30 W. 100 feet to an iron pin; thence N. 66-25 W. 190.9 feet to an iron pin on the southeast side of Riley Road; thence with the southeast side of said road N. 30-35 E. 100 feet to the beginning corner.

This is the same lot conveyed to mortgagor by Charles Bennett by deed dated August 10, 1977 recorded August 12, 1977 in deed vol. 1062 page 427 of the RMC Office for Greenville County, S. C.

0120
MORTGAGOR'S ADDRESS:

Ray Hawkins
Route 3
Greenwood Circle
Piedmont, S. C. 29673

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 Mortgagee 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 Mortgagee 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.

1037
327

1037
327