

Mortgagee's Address: *1017 661*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

*1017 661*  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
*H.A.C. WILEY*

WHEREAS, Gary A. 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 Twenty Four Thousand and no/100

----- Dollars (\$ 24,000.00 ) due and payable

as per the terms of that promissory note dated February 10, 1984

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 14.19% per centum per annum, to be paid: monthly

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 \_\_\_\_\_

ALL that piece, parcel of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lots 67 and 68, SYLVAN HILLS, as shown on plat entitled "Property of Gary A. Hawkins" and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 1011 at Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Morningside Drive said pin being approximately 60.75 feet to the intersection of Morningside Drive and Milton Drive and running thence N. 0-18 E. 70.0 feet to an iron pin; thence S. 84-24 E. 116.4 feet to an iron pin; thence S. 4-05 E. 70.0 feet to an iron pin; thence S. 84-33 W. 121.7 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the grantor herein by deed of Joe Ben Jones as recorded in Deed Book 1126 at Page 820 on 5-23-80.

THIS IS A FIRST MORTGAGE

ALSO:

ALL that certain piece, parcel or lot of land lying in State and County aforesaid shown as Lot 8 on plat of Blue Mountain Estates recorded in Plat Book RR at Page 17 and having such courses and distances as will appear by reference to said plat.

ALSO:

ALL that certain parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, State aforesaid, designated as Lot 8-A Section 2 of the Blue Mountain Estates Subdivision and having the following metes and bounds:

BEGINNING at an iron pin on the southern side of Hughes Creek Road, at the northeast corner of Lot 8, and running thence along the line of Lot 8, S. 35-00 E. 150 feet to an iron pin; thence along the line of J.B. Beddinefield property N. 55-15 E. 100 feet to an iron pin; thence along the line of other property of the Grantor, N. 35-00 W. 150 feet to an iron pin on the southern side of Hughes Creek Road; thence along the southern side of Hughes

SEE ATTACHED SHEET

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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