

1695 875

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Dec 21 1 32 PM '84
Travelers Rest, SC 29689

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LINDA D. HAWKINS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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),
with interest thereon from date at the rate of 13.00 per centum per annum, said principal and interest to be repaid:

See terms of promissory note to Bank of Travelers Rest dated December 22, 1984, which this mortgage secures.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX = 30.00

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 westerly side of U. S. Highway No. 276, being shown as a tract containing 35.3 acres on a plat of property of Linda D. Hawkins dated December 5, 1984, prepared by Jeffery M. Plumblee, Inc. recorded in Plat Book 102 at page 99 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of US 276 which iron pin is at the intersection of US 276 and James Road, and running thence with US 276 S. 26-39 E. 167.9 feet to an iron pin at the corner of the property now or formerly belonging to Allied Products Corporation; thence with said property S. 31-39 W. 1085.5 feet to an iron pin; thence W. 56-21 W. 30 feet to an iron pin; thence S. 39-43 W. 101.1 feet to an iron pin on Mill Street Extension; thence with said street N. 50-37 W. 152.9 feet to an iron pin, thence N. 16-57 E. 181.1 feet to an iron pin; thence N. 78-02 W. 50 feet to an iron pin; thence N. 79-35 W. 183.5 feet to an iron pin; thence S. 69-00 W. 96.1 feet to an iron pin; thence S. 59-03 W. 78.9 feet to an iron pin; thence S. 57-05 W. 90.3 feet to an iron pin; thence S. 56-53 W. 150 feet to an iron pin; thence S. 46-50 E. 144.5 feet to an iron pin; thence N. 57-18 E. 100 feet to an iron pin; thence S. 11-21 W. 40.9 feet to an iron pin; thence S. 57-16 W. 75 feet to an iron pin; thence S. 54-01 E. 186.8 feet to an iron pin; thence S. 30-38 E. 158.1 feet to an iron pin; thence S. 77-23 W. 29.6 feet to an iron pin; thence S. 63-17 W. 94.7 feet to an iron pin; thence S. 70-42 W. 103 feet to an iron pin; thence S. 52-42 W. 103.6 feet to an iron pin; thence S. 34-10 W. 100 feet to an iron pin; thence S. 20-52 W. 80.2 feet to an iron pin; thence S. 6-39 W. 102.8 feet to an iron pin; thence S. 12-21 E. 110.4 feet to an iron pin; thence S. 24-16 W. 94 feet to an iron pin; thence S. 21-50 N. 104.3 feet to an iron pin; thence N. 71-03 W. 43 feet to an iron pin on a county road, thence with said county road N. 46-39 W. 46 feet to an iron pin. (Continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.