

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 17 5 07 PM 1963

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, EUGENE HAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK E. R. SIENA, TRUSTEE

(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

Nine Hundred Thirty-Nine and 78/100 - - - - - Dollars (\$ 939. 78 ) due and payable

in the sum of \$35.00 per month commencing on June 1, 1963, and continuing thereafter on the first day of each month until paid in full, all payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of six (6%) 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 Greenville, in Butler Township, facing on a private dirt road off the Roper Mountain Road, running through the property of Herbert Hawkins, being more fully described as follows:

Beginning at a stone on private dirt road, at the northern corner of Property of Herbert Hawkins, and running thence in an easterly direction along line of property now or formerly belonging to Austin Todd, 35 yards to a point on Austin Todd's line; thence in a southerly direction 35 yards to a point; thence in a westerly direction 35 yards to an iron pin on the aforementioned private dirt road; thence along said private dirt road in a northerly direction 35 yards to the point of beginning.

The above described property is the same conveyed to Eugene Hawkins by Deed of Herbert Hawkins, dated August 29, 1962 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 706 at page 71.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.