

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

31 10 1975

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

WHEREAS, I, CLIFTON L. HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY,
Travelers Rest, S. C.

(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 FIFTEEN THOUSAND FOUR HUNDRED TEN AND 80/100-----

----- Dollars (\$ 15,410.80) due and payable
in 120 monthly installments of \$127.59 each, commencing on the 1st day of
December, 1975, and on the same date of each successive month thereafter until
paid in full

with interest thereon from _____ date _____ at the rate of 11.69/ Annual
per centum per annum, to be paid: in advance

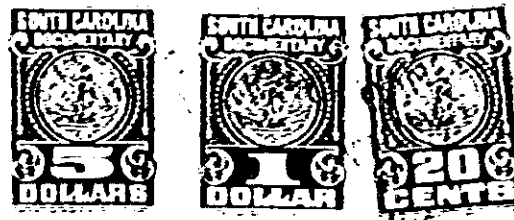
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as LOTS NOS. 4 and 5 as shown on plat recorded in Plat Book M, at page 129, and shown on the County Block Book at Sheet 493-5-1 and 2, and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at corner of West Road and First Avenue and running thence along West Road, South 67-10 West 100 feet to corner of Lot 6; thence along line of Lot 6, South 16-09 East 150 feet to corner of Lots 5, 6, 29 and 30; thence with rear line of Lots 30 and 31, North 67-10 East 100 feet to First Avenue; thence along First Avenue, North 16-09 West 150 feet to the beginning corner.

This property is a part of the subdivision of the property of G.W. Bridwell according to a survey and plat made by T. T. Dill in March 1946 and recorded in the RMC Office for Greenville County in Plat Book M, at page 129.



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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