

WILLIAM D. RICHARDSON, Attorney at Law, Greenville, S. C. 29603

BOOK 1354 PAGE 517

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

C. TAN ENGLISH
F. H. C.

**MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, DEE SMITH COMPANY, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

RAY D. HAWKINS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:
* THIRTY THOUSAND AND NO/100----- Dollars
(\$30,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of _____ per centum per annum, to be paid as provided for in said note; and,

** See below for terms. (No new money advanced as a result of this mortgage.)

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:

Lots Nos. 4, 76, 16, 17, 18, 19 and 20 on Plat of Cambridge Park, dated June 1, 1972, prepared by Dalton & Neves Company, Engineers, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, Page 11, reference to which is hereby craved for a metes and bounds description thereof.

The Mortgagor reserves the right to have released from the lien of this mortgage these lots upon payment of \$5,000.00 per lot.

5.12.00

** This is further security for that certain note given by the Mortgagor hereof to Ray D. Hawkins bearing date of December 16, 1974. The reason for this additional security is that the mortgagee has released Lots 19 and 20 from the lien of the original mortgage, which said mortgage being recorded in Mortgage Book 1329 at Page 718; these lots being substituted for the aforementioned released lots, said Lots 19 and 20 being shown on plat of East Highland Estates Subdivision, which plat is of record in the RMC Office for Greenville County, SC, in Plat Book K, at Page 35.

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.

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