STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1563 PAGE 696

MAN CASER TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Hopkins

(hereinafter referred to as Mortgager) is well and truly indebted unto Commercial Mortgage Company, Inc.

in accordance with terms of Note dated February 12, 1982.

WHEREAS, the Merigagor 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 aferesaid dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL my three-fourths (3/4) interest in and to:
"All that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, containing one acre, more or less, being more particularly described as follows:

BEGINNING at the telephone pole located at the driveway of the home of the mortgagor, and facing said home running to the left of said pole along the road 105 feet; thence running in a line somewhat parallel to said driveway 318 feet; thence from said point running in a line somewhat parallel to the road 105 feet to the driveway; thence along said driveway 312 feet to the telephone pole, point of beginning.

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This being the identical property conveyed to William and Mozel Hopkins by deed of Willie B. Neely recorded April 22, 1961 in the RMC Office for Greenville County in Deed Book 672 at Page 301; the said Mozel Hopkins having subsequenty died intestate as evidence by Apartment 1236 File 15 in the Probate Court for Greenville County, leaving her husband, William Hopkins as one of her heirs at law, a one half interest of her one half interest in the above described property.

Together with all and singular rights, members, herditaments, 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 thereform, 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 hairs, successors and assigns, forever.

The Mortgagor covenants test it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right pand 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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