

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
FEB 22 1981
Greenville, S.C.

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

Billie G. Laster and Elaine M. Laster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mendel T. Hawkins

(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

Sixty-one thousand and no/100 ----- Dollars (\$ 61,000.00) due and payable

as provided in said note

with interest thereon from date at the rate of 7.868 per centum per annum, to be paid: as provided above

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 accounts 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

All that parcel or lot of land in Oneal Township, County of Greenville, State of South Carolina, located north of the City of Greer, near Mosteller Mill, containing 0.73 acre of land, more or less, and being shown as Lots Nos. 39 and 40A on a plat of the property made for Mendel T. Hawkins by Wolfe & Huskey, Inc., dated November 3, 1977, recorded in Plat Book 6-K, page 47, and having such metes and bounds as appear by reference to such plat.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee recorded herewith in the RMC Office of Greenville County.

This mortgage debt shall become due and payable forthwith at the option of the mortgagee or holder hereof if the mortgagor shall convey said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever, including transfer by deed, Contract for Deed, Lease with Option or any other transaction, the effect of which is to transfer equitable or legal title to any other party, excluding transfer by Will or inheritance; provided, however, that this provision shall not prohibit the creation of a loan subordinate to this Deed of Trust.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP TAX \$ 24.40

Together with all and singular rights, members, heritaments, 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.

0.87

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