

LAW OFFICES OF THOMAS C. BRISSEY, P.A.
MORTGAGE OF REAL ESTATE

FILED

GREENVILLE CO. S.C.
NOV 15 10 57 AM '82

BOOK 1585 PAGE 895

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN S. LANKERSLEY
R.M.C.

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

WHEREAS, C. Wayne Hawkins and Carole B. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Patrick H. Brockman, as Trustee under Trust Agreement dated July 3, 1980

(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 One Thousand Seven Hundred Fifty and No/00

Dollars (\$ 1,750.00) due and payable

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, the Mortgagee's heirs, 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, containing 2 acres, more or less, and being described as follows:

BEGINNING in the center of Highway 253, joint front corner with a 50 foot private easement of Andrea and running thence with said highway S 10-22 W, 100 feet to a point; thence S 12-33 W, 100 feet to a point; thence N 76-24 W, 475 feet to an iron pin; thence N 9-40 E, 161.5 feet to an iron pin on the edge of said easement; thence S 81-16 E, 455 feet to an iron pin; thence S 76-30 E, 25 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Patrick H. Brockman, as Trustee under Trust Agreement dated July 3, 1980 of even date to be recorded herewith.

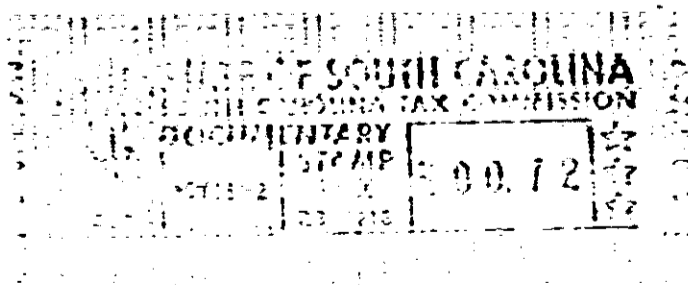
This mortgage is NOT ASSUMABLE without written consent of the Mortgagee and becomes automatically due upon the sale or transfer of the above described property.

SCTD

Mortgagee's Address: 619 N. Main Street
Greenville, S.C. 29601

2 NO 15 82

430



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.

4.000

4328 N-3