STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

198

860x1497

COUNTY OF GREENVILLE FILED

FCO. S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Southeastern Children Shelle (a corporation)

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. B. Hawkins and Bobbie W. 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--Four Thousand and NO/100----

Dollars (\$ 4,000.00 ) due and payable

one year from date,

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with interest thereon from date at the rate of -8-

per centum per annum, to be paid: annually.

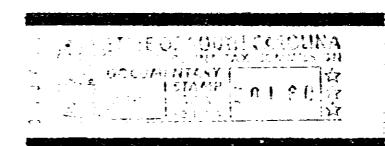
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assassments, repairs, or for any other purposes:

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 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 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, on the West side of Grace Street (now known as Circle Dirve), in the City of Greer, and being all of LOTS NOS. 4, 5, 6 and 33 of the property of Grace W. Schilletter, according to a survey and plat prepared by H. L. Dunahoo, surveyor, dated September 29, 1947, said plat recorded in the RMC Office for Greenville County in Plat Book S at page 11, reference to said plat hereby pleaded for a more complete description as to metes and bounds.

This is that same property conveyed to Mortgagors by Mortgagees dated this date and to be recorded herewith.

THIS IS A SECOND MORTGAGE AND A FURCHASE MONEY MORTGAGE.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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