

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S. C.
MAY 1980
SHERIFF'S OFFICE
GREENVILLE

1528 638

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Earl E. Hawthorne, Rebecca A. Hawthorne and Regina Faye Hawthorne
(hereinafter referred to as Mortgagor) is well and truly indebted unto McElrath & Tucker, Inc.

(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

Nine thousand six hundred & No/100 ----- Dollars (\$ 9,600.00) due and payable
in monthly installments of \$101.39, first payment due and payable February 17, 1981 and
continue on the seventeenth day of each and every month until paid in full.

The mortgage balance of (\$9,600.00) Nine thousand six hundred dollars to be financed
by McElrath & Tucker, Inc. at 12 1/2 % interest, until a first mortgage can be secured from
a Savings & Loan Association at the rate of 13 %.
with interest thereon from _____ date _____ at the rate of 12 1/2 per centum per annum, to be paid: monthly

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:

"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 piece, parcel and lot of land, in Chick Springs Township, Greenville County,
State of South Carolina, being on the south side of Roscoe Drive in BROCKHAVEN, LOT NUMBER
EIGHT (8), property of the Dobson Estate, according to survey and plat by H. S. Brockman,
R. S., dated December 12, 1957, amended September 1, 1959, and recorded in the R. H. C.
Office for Greenville in Plat Book RR, page 41, reference to said plat hereby pleaded for
a more complete description.

This conveyance is subject to all restrictions, easements, right of way, roadways and
zoning ordinances of record, on the recorded plats or on the premises.

This is a portion of the property conveyed to McElrath & Tucker, Inc. by deed of Martha
Campbell Hill, recorded in the R. H. C. Office for Greenville County, South Carolina on May
30, 1980, in Deed Book 1126 at page 658.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 whatsoever lawfully claiming the same or any part thereof.

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