

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO S.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES F. HAWKINS

NOV 10 3 01 PM '83
DONNIE S. STIVERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto MRS. AGNES M. MESSER

(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 and No/100-----

Dollars (\$ 9,000.00) due and payable

In two annual installments of Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) plus interest commencing January 1, 1984 and the final installment of Four Thousand Five Hundred and No/100 Dollars (\$4,500.00) plus interest due on January 1, 1985.

with interest thereon from date hereof at the rate of Ten (10%) 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 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, Saluda Township, and being known and designated as Tract No. 2 of the Home Place as shown on plat made by G. A. Ellis in April, 1938, and having the following metes and bounds, to-wit:

BEGINNING at joint corners of Tracts 2 and 3, 73 feet from Buncombe Road and running thence with joint corners of Tracts 2 and 3, N. 54 3/4 W. 1100 feet to Saluda River; thence down said river as the line 245 feet to corner of Tract No. 1, thence with the line of tract No. 1, S. 50 1/4 E. 820 feet to a stone on C. L. Hightower Land; thence with his line N. 83 1/2 E. 380 feet to the beginning corner.

LESS HOWEVER: That portion of the above described property previously conveyed to Estelle M. Dill, recorded in Deed Book 893, at Page 526 and Deed Book 762, at Page 148 of the RMC Office for Greenville County, SC.

Derivation: Mrs. Agnes M. Messer, Deed Book 1200, at Page 265, recorded 11-10-83.

GCTO -----3 NO10 83 067

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
STAMP TAX
\$ 03.60
NOV 10 1983

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.

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