

MORTGAGE OF REAL ESTATE - Office of ^{GREENVILLE} MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, RONNIE G. HOPKINS and BARBARA B. HOPKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. G. WILSON

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Five Thousand, Four Hundred, Forty and no/100** -----
----- Dollars (\$ 5, 440.00) due and payable

in equal monthly installments of \$250.00 each on the 25th day of each and every month, with the first such payment due and owing July 25, 1975 and with the final payment due June 25, 1977, payments applied first to interest, balance to principal.

with interest thereon from date at the rate of six(6%) 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 Mortgagee'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 Mortgagee in hand well and truly paid by the Mortgagor 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 heirs 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, at the Southwestern corner of the intersection of Marion Road, Cottingham Street, near Monaghan Mill, being shown as all of Lot No. 47 on plat entitled "MONAGHAN MILL SUBDIVISION, GREENVILLE, S. C." prepared by Piedmont Engineering Service, August 9, 1954, recorded in Plat Book GG, at page 86, in the RMC Office, for said County, reference to which plat is expressly craved for a more complete description, and being the identical property conveyed to the Mortgagors by deed of J. P. Stevens & Co., Inc., on March 22, 1957, recorded in Deed Book 574 at Page 405.

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

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