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GREENVILLE CO. S. C.

Dec 22 4 03 PM '75

1975-1448

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clifton L. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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

TWENTY THOUSAND AND NO/100 - - - - - Dollars (\$ 20,000.00) due and payable

ONE (1) YEAR FROM DATE,

with interest thereon from date at the rate of 9% per centum per annum, to be paid: IN ADVANCE

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 in Bates Township, being a portion of the I. L. Graham Estate and being shown on plat of property of U. L. Timms, recorded in Plat Book DDD, at page 201B and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 276 (Geer Highway) at the corner of property of Vernon, formerly Looper and running thence S. 79-15 E. 200 feet to an iron pin; thence S. 2-15 E. 144.6 feet to an iron pin; thence N. 79-15 W. 200 feet to an iron pin on the Eastern side of Geer Highway; thence N. 2-15 E. 144.6 feet to the point of beginning. Being shown on the County Block Book at 505.2-1-10.1 in Tax District 377. Being the same property conveyed to the Mortgagor herein by deed of Ullen L. Timms, et al recorded in Deed Book 1019, at page 12.

ALSO: All that other tract of land in the County and State aforesaid in Bates Township containing 3.49 ACRES, more or less, and being a portion of the I. L. Graham Estate and having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of U. S. Highway 276 at the corner of property of T. C. Turner and running thence along said Highway, N. 25-45 W. 130 feet; thence with said Highway, N. 15-10 West 198 feet; thence with said Highway, N. 4 West 170 feet to an iron pin; thence with said Highway N. 2-15 East 63.4 feet to an iron pin at the corner of property conveyed to U. L. Timms; thence with said property, S. 79-15 East 200 feet to an iron pin; thence N. 2-15 East 144.6 feet to an iron pin; thence along the Looper property S. 79-15 East 296 feet to an iron pin; thence S. 32 West 693 feet to the point of beginning. Being shown on the County Block Book at 505.2-1-10 in Tax District 377. This being the same property conveyed to the Mortgagor herein by deed of Herman and Sylvia R. Douglas as recorded in the RMC Office for Greenville County in Deed Book 996, page 529.

5.8.00



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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