

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby L. Hawkins
DONALD S. WATERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kathleen D. Nix, Leonard D. Nix and Joyce Nix Poole

(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 One Hundred Five Thousand and No/100-----

-----Dollars (\$ 105,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~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:~~

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, the Mortgagee's heirs, 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 certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the west side of Buncombe Road, adjoining lands of J. S. Kelley, George W. Bishop, John McCauley and others and having the following metes and bounds, to-wit:

BEGINNING at Post Oak on Buncombe Road, corner of J. I. Coleman's old place and running thence N. 20-1/2 E. 15.50 chains to stake on side of said road; thence N. 79-1/2 W. 24.70 chains to Mulberry 3x near Cattail Branch; thence down meanderings of said branch to White Oak, dead and down; thence S. 23-1/2 W. 1.40 chains to stone; thence S. 15 W. 1.7 chains to stake; thence S. 32-1/2 W. 1.80 chains to stake; thence S. 37-1/2 W. 2.80 chains to stake, corner of Coleman's land; thence with Coleman's line, S. 79-1/2 E. 23.00 chains to the beginning corner and containing 35 acres, more or less.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, adjoining lands of Kelley, Charles Robinson, W. E. Hart and others and having the following metes and bounds, to-wit:

BEGINNING on stone and running thence S. 24-1/4 W. 13.56 chains to stone x30m; thence N. 77-1/4 W. 7.65 chains to Mulberry o.m. on branch; thence up branch as line 17.50 chains to x.o. in Spring (gone); thence N. 19-1/4 E. 2.14 chains to Post Oak 3xom; thence N. 15 W. 6.00 chains to stone 3xom; thence N. 56-3/4 E. 4.50 chains to P. O. 3xom; thence S. 58-1/2 E. 13.80 chains to beginning and contains 19 acres, more or less.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, known as part of Tract 2 of W. N. Sammons Estate, adjoining above described tract and others and having the following metes and bounds, to-wit:

- CONTINUED ON ATTACHED SHEET -

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 is 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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