

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.
JUN 5 12 43 PM '84
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Delta Estates, Inc. DONNIE S. HUSLEY
R.H.G.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bobby Hawkins

(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-Eight Thousand Eight Hundred Fifty-Four and 65/100

-----Dollars (\$28,854.65) due and payable

in full on or before sixty (60) days from date, together

with interest thereon from date at the rate of ten per centum per annum, to be paid: on demand.

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 piece, parcel or tract of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, on the north side of the Geer Highway and described by metes and bounds according to a map or plat of property of T. E. Coleman, made October 28, 1933 by W. A. Hester, Surveyor, as follows, to-wit:

BEGINNING at an iron pin on the north side of the Geer Highway at the southwest corner of the lot of Fred C. Foster and running thence along the western line of the Foster lot, North 19 East 1.49 chains 98.34 feet to an iron pin at the northwest corner of the Foster lot; thence North 75 West .94 chains 62.04 feet to an iron pin; thence South 13 3/4 West 1.35 chains 89.10 feet to an iron pin on the North side of the Geer Highway; thence along said Geer Highway, South 66 East 1.04 chains 68.64 feet to the place of beginning.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, South Carolina, in Bates Township, containing one-fourth (1/4) acre, more or less, adjoining lands now or formerly owned by T. N. Coleman, Sr., Blake Langford and Jennie Coleman and having the following metes and bounds, to-wit:

BEGINNING with an iron pin on the northern edge of Geer Highway and running thence N. 22 1/2 East 1.39 chains (91.74) feet to an iron pin on Langford's line; thence N.61-00 W. 1.60 chains (105.6) feet to an iron pin; thence S. 13-3/4 West 1.55 chains (102.3 feet) to an iron pin on the northern edge of the Geer Highway; thence with the northern edge of said Highway, S. 66-1/2 East 140 chains (92.4) to the beginning corner.

ALSO: ALL that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, adjoining lands now or formerly owned by Margaret A. Coleman and Minnie Lou Coleman, and being more completely described with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Geer Highway and running thence with said Highway N. 66 1/2 W. 92.43 feet to an iron pin; thence N. 19 E. 98.34 feet to an iron pin; thence S. 75 E. 86.46 feet to an iron pin; thence S. 13 3/4 W. 110.22 feet to the beginning corner, containing 1/4 acres, more or less.

ALSO: ALL that lot of land in the County of Greenville, State of South Carolina, in Bates Township, adjoining lands now or formerly of Margaret A. Coleman, Blake Langford Estate, and the Geer Highway and being more particularly described as follows:

(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 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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