

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 5 11 02 AM 1967

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

BOOK 1059 PAGE 493

OLLIE FARMWORTH
R.M.C.

WHEREAS, HAMPTON ARMS, A Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Glenn Hawkins and Thomas W. Brashier

(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 SEVENTEEN THOUSAND NINE HUNDRED TWENTY THREE AND 39/100---

Dollars (\$17,923.39) due and payable

ON DEMAND

with interest thereon from June 30, 1967 at the rate of Six per centum per annum, to be paid: semi-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, in Chick Springs Township, on the northwestern side of Super Highway U.S. No. 29 and being known and designated as lot No. 7 of property of James Edwards as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book M at Page 125, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Super Highway U.S. No. 29, joint corner of lots Nos. 6 and 7, and running thence along the line of lot No. 6, N. 47-0 W. 700 feet to an iron pin; thence N. 43-E. 200 feet to an iron pin at the corner of lot No. 8; thence along the line of lot No. 8, S. 47-0 E. 596.3 feet to an iron pin on the northwestern side of Super Highway U.S. No. 29 thence along said highway, S. 41-01 W. 92.6 feet to an iron pin; thence continuing with said highway, S. 43 W. 107.4 feet to the beginning corner.

The above property is the same conveyed to the mortgagor by the mortgagees by deed of even date to be recorded herewith.

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.

Paid in full, satisfied and cancelled this 13th day of July 1967.

*W. Glenn Hawkins
Thomas W. Brashier*

Witness - James R. Mann

SATISFIED AND CANCELLED ON RECORD

17 DAY OF August 1967

Ollie Farmworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:58 O'CLOCK P. M. NO. 5288