MORTGAGE INDIVIDUAL FORM OF DILLARD & MITCHELL, P.A., GREENVILLE, S. C. 1000,

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE FEEL 1420 FASE 20

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

PATRICK G. HAWKINS and BETTY D. HAWKINS

thereins ter referred to as Mortgagor) is well and truly indebted unto

N. DEAN DAVIDSON

_____ Dollars (\$ 53,000.00) due and payable

as set forth in said note

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or tract of land, situate, lying and being on the southwesterly side of U. S. Highway No. 25, in Greenville County, South Carolina, containing 2.51 acres, and having according to a survey prepared by Carolina Engineering and Surveying Company, dated August 6, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-K, page 145, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of U. S. Highway No. 25 519.7 feet southwest of the intersection of said highway and New Perry Road, and running thence with said highway, S. 38-32 E., 255.4 feet to an iron pin; thence S. 66-27 W., 540.8 feet to an iron pin on the northeasterly side of Thompson Street; thence N. 51-05 W., 134.4 feet to an iron pin in the center of a creek; thence with the center of the creek as the line, N. 39-16 E., 164.5 feet and N. 40-50 E., 146 feet to a point in the line of property now or formerly leased to Robert F. Coleman, Inc.; thence with the line of property leased to Coleman, S. 40-08 E., 97.1 feet to an iron pin; thence continuing with the line of property leased to Coleman, N. 46-13 E., 247.7 feet to an iron pin on the southwesterly side of U. S. Highway No. 25, the point of beginning.

The above property is the same conveyed to the Mortgagors by the Mortgagee by deed to be recorded simultaneously herewith.

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Together with all and singular rights, members, herditaments, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

10 (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also cure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so tang as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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