

1442 0038

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Clifton L. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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

Ninety-Five Thousand and 00/100

Dollars (\$95,000.00) due and payable

with interest thereon from date at the rate of 10 1/2 per centum per annum, to be paid: in monthly payments of \$1,282.05 per month beginning September 25, 1978 with interest first and balance to principal

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:

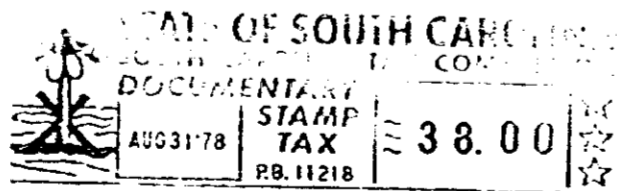
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Bates Township, on the West side of U. S. Highway No. 276, near the intersection of State Road No. 414 and being a part of the land conveyed to H. D. Maw from two purchases: See Deed recorded in Book 574, at page 485 and also Book 599, page 406. Said property known as the Maw property and being more fully described according to plat made by Webb Surveying and Mapping Company in May 1967 with the following metes and bounds according to said plat:

BEGINNING on an iron pin on the West side of U. S. Highway No. 276 and running thence S 83.00 West 155.5 feet; thence North 48.00 West 180 feet; thence South 78-05 West 113 feet; thence South 34-45 West 389 feet; thence South 62-00 West 333 feet to an iron pin; thence North 45-00 West 275 feet; thence North 34-30 West 102 feet; thence North 48-00 West 66 feet; thence North 41-45 West 68.5 feet to an iron pin; thence North 47-05 East 669 feet to an iron pin; thence South 61-30 East 166 feet; thence South 63-30 East 292 feet; thence South 89-30 East 56.9 feet to an iron pin; thence South 21-00 West 77 feet; thence South 67-20 East 47.4 feet; thence South 82-10 East 88.3 feet; thence South 89-50 East 160 feet; thence North 70-20 East 32.3 feet to right-of-way of U. S. Highway No. 276; thence with said right-of-way South 54-00 East 34 feet to the beginning corner. Containing 9.69 acres, more or less.

BEING the property conveyed to the Mortgagor by deed of Harold G. J. Moody, Jr. et. al. dated July 29, 1969 and recorded in Deed Book 873, page 397.

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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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