

BOOK 1552 PAGE 927

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE SEE 16 9 08 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONN E. BANKERSLEY
R.M.C.

WHEREAS, WILLIS W. FLYNN & TAMMY H. FLYNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MENDEL T. 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 Seventeen Thousand and NO/100

Dollars (\$17,000.00) due and payable

in accordance with the terms and conditions setforth in the Note of even date, the final payment of principal and interest, if not sooner paid, shall be due September 8, 1986.

~~with interest thereon from date of the note to the date of payment of the 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 Mortgagee at any time for advances made to or for his accounts 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:

~~in the State of South Carolina, County of Greenville~~

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greer, on the north side of Lee Circle, being known and designated as Lot No. 14 on a plat of the subdivision of Maple Heights, recorded in Plat Book MM, Page 31, and also as further shown on a plat of property prepared for Donald R. Pritchard, dated May 20, 1976, recorded in Plat Book 4-0, at Page 335 in the R.M.C. Office for Greenville County.

DERIVATION: This being the same property conveyed to mortgagors by deed of Mendel T. Hawkins of even date to be recorded herewith:

This mortgage is second in priority to that mortgage of Donald R. Pritchard to North Carolina National Bank dated May 26, 1976 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1388, Page 616.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
06.80

Together with all and singular rights, members, heritaments, 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.

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