LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 519

FILED
GREENVILLE CO. S.C.
FEB 25 4 33 PM '82
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Reba H. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Thompson

(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 Thirty Thousand and No/100---------- Dollars ($ 30,000.00) due and payable

as provided for in Promissory Note executed of even date herewith.

with interest thereon from at the rate of per centum per annum, to be paid:

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 situate, lying and being~~

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in Saluda Township, County of Greenville, State of South Carolina, containing 119 acres, more or less, as shown on a plat of property of Eva Cox Thomas, prepared by Jones Engineering Services on July 2, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old stump at the westernmost point of said tract and running thence N.48-00 E. 1221 feet to a point; thence S.29-30 E. 412.5 feet to a point; thence N.60-00 E. 674.5 feet to a point; thence N.03-45 E. 750 feet to a point; thence N.85-30 W. 272.9 feet to a point; thence N.13-30 E. 147.2 feet to a point; thence N.42-45 E. 349.8 feet to a point; thence N.03-45 W. 545.2 feet to a point; thence S.62-00 E. 279.2 feet to a point; thence S.42-00 E. 759 feet to a point; thence S.21-30 W. 937.2 feet to a point; thence S.28-00 E. 947.1 feet to a point; thence S.79-00 E. 1248.7 feet to a point on the North Saluda River; thence down the meanders of said river to a sycamore at the mouth of a creek; thence up the meanders of said creek to a point on a road; thence N.83-00 W. 1091 feet to a point; thence N.42-00 W. 396 feet to a point; thence N.64-00 W. 1089 feet to a point; thence N.45-30 W. 528 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Fred Thompson recorded in the RMC Office for Greenville County of even date herewith.

MORTGAGEE'S mailing address: P. O. Box 8039, Greenville, S. C. 29604

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
FEB 25 82
$12.00

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 is 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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