Rt. 3, Neely Ferry Rd., Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE TO SEE ALL WHOM THESE PRESENTS MAY CONCERN:

Jun 14 | 59 FH '83

WHEREAS,

EDDIE G. HAWKINSTIE S. Inhocostey

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAM BOYD

(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

in fifty (50) equal installments of TWO HUNDRED DOLLARS (\$200.00) beginning July 1, 1983 and continuing on the first day of each month thereafter until paid in full.

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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 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 Mortgagoe, 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, on the westerly side of Neely Ferry Road and having, according to plat of 5.0 acre tract as shown on plat of survey prepared for Eddie G. Hawkins and Sam Boyd by J. L. Montgomery, III, R.L.S., dated August 29, 1980, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Neely Ferry Road, which nail and cap is located N. 69-15 E. 28.8 feet from iron pin on or near the westerly side of said road and running thence with the joint line of Mortgagor and Mortgagee herein S. 69-15 W. 686.4 feet to an iron pin; thence continuing with joint line of Mortgagor and Mortgagee herein N. 24-18 W. 405.6 feet to an iron pin; thence with line of property now or formerly of W. J. Johnson N. 84-00 E. 750.3 feet to a nail on westerly side of Neely Ferry Road; thence with the westerly side of Neely Ferry Road S. 16-39 E. 215.4 feet to the beginning corner. The above referenced plat is recorded in Plat Book 8E at page 38 in the RMC Office for Greenville County, South Carolina.

This being the same property conveyed to the Mortgagor herein by deed of Sam Boyd of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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