

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JUL 12 4 40 PM '73
CLERK S. T. STANLEY

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

WHEREAS, James C. Dawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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

Fifty Thousand and No/100-----Dollars (\$50,000.00) due and payable on or before One Hundred Eighty (180) days from date

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

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:

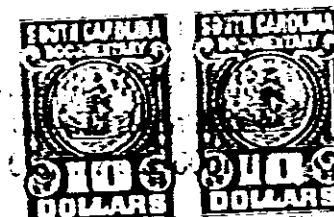
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, and in Chick Springs Township on Beaverdam Creek and Enoree River containing 11.16 acres, more or less, as shown by plat of property of James C. Dawkins made by Campbell & Clarkson, Surveyors, on May 22, 1973, and having, according to said plat, the following description:

"BEGINNING at a point in Highway No. 253, corner with property now or formerly of Turner, and running thence along said Highway No. 253, S. 0-43 E. 93 feet to a point still in said Highway; thence leaving said Highway and running thence N. 82-15 E. 255 feet to an iron pin; thence N. 1-34 E. 110 feet to a point in or near Beaverdam Creek; thence along and with the center of Beaverdam Creek with the creek as the line, the following courses and distances: S. 82-32 E. 96.13 feet; N. 62-24 E. 82.39 feet; N. 34-15 E. 76.4 feet; N. 31-00 E. 119.78 feet; N. 69-39 E. 156.26 feet; N. 62-33 60.23 feet; S. 19-40 E. 75.1 feet; S. 1-52 W. 46.43 feet; S. 18-32 E. 122.20; S. 23-08 W. 86.42 feet; S. 5-28 E. 75.1 feet; S. 3-53 E. 83 feet; S. 11-48 E. 108.25 feet, and S. 14-56 E. 142.85 feet to corner with other property now or formerly of Edna M. Ross; thence with the line of said property, S. 68-56 W. 515.9 feet to an iron pin; thence N. 20-09 W. 218.97 feet to an iron pin; thence S. 66-34 W. 399.5 feet crossing S. C. Highway No. 253 to a point corner of property now or formerly of Turner; thence with Turner property N. 7-02 W. 297.6 feet to an iron pin; thence still with Turner land, N. 28-42 E. 266.85 feet to the point and place of beginning in Highway No. 253.

"ALSO: A strip of land being 50 feet in width beginning at an iron pin, the southwest corner of the above described tract and running thence S. 17-37 E. 306.63 feet to the center of Darby Road; thence with the center of Darby Road in a southeastern direction to a point; thence N. 18-37 W. 306.63 feet to an iron pin in the southern boundary of the property above described; thence S. 68-56 W. 50 feet to the point and place of beginning."

520.00



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 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.

0821

4328 RV-25