

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

1968 601

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERFIELD WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Joe Williams,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. L. 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 **Twenty two thousand five hundred and no/100**
Dollars (\$ 22,500.00) due and payable

\$267.00 per month commencing June 1, 1970, and \$267.00 on the 1st day of each and every month thereafter until paid in full, for a period of 10 years.

with interest thereon from date at the rate of **7 1/2** per centum per annum, to be paid: **monthly**

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:

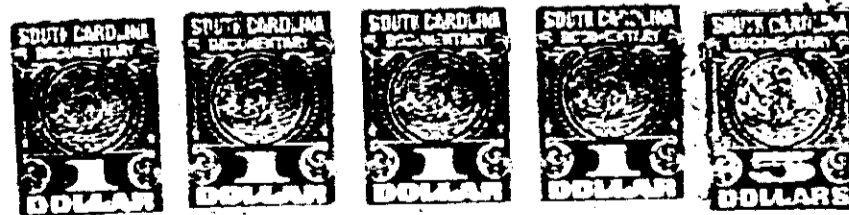
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Parker Road

at the intersection of said Road and City View Street and at the northwest intersection of said road and street, and known as Lot No. 1 of the survey and plat made by R. E. Dalton, Engineer, May 1944, and by said survey and plat has the following metes and bounds, to wit:

BEGINNING at an iron pin at the N. W. intersection of Parker Road and City View Street; thence along the West side of Parker Road, N. 36-11 W. 95 feet to an iron pin, joint corner with Lot 2 of said survey; thence with line of said lot, S. 6-0 E. 25 feet to an iron pin on the north side of City View Street; thence along said street, property conveyed to me by Nettie Kimbrough by deed dated November 5, 1951, recorded in Deed Book 445 at page 283.

ALSO All that lot of land in Greenville County, State of South Carolina, in the town of Travelers Rest, and being known and designated as Lot No. 20 as shown on plat of Love Estates, recorded in Plat Book I at pages 111 and 112, and being more particularly described according to said plat as follows:

BEGINNING on the Buncombe Road, 200 feet north from the southern boundary of the Love property and running thence along the Buncombe Road, N. 29-40E., 100 feet to the corner of Lot 21; thence N. 44-50 W. 100 feet to corner of Lot No. 23; thence S. 46-50 W. 137.4 feet to corner of Lot 19; thence S. 62-28 E., 136.8 feet to the point of beginning, and being the same lot conveyed to me by Joe Williams by deed dated March 29, 1951, recorded in the R. M. C. Office in Deed Book 431 at page 533. This lot, last described, is one in which grantor holds a life estate and the purpose of this deed is to transfer grantor's interest in said premises to grantee and thus terminate said life estate.



Together with all and singular rights, members, hereditaments, 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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