MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FIB

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

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Phillip A. Hawkins and Lynn R. Hawkins WHEREAS,

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-Seven thousand seven hundred forty and 60/100----corporated herein by reference, in the sum of

-----Dollars (\$ 7,740.60

according to the terms thereof, said note being incorporated herein by reference

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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 Mortgagore 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 scaling 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's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 11 on a plat prepared for Grady L. Stratton, Trustee, entitled Tall Pines Estates by R. B. Bruce, Surveyor, on April 12, 1976, containing 2.64 acres according to said plat and having the following metes and bounds, to-wit:

Beginning at the center of State Park Road at the corner of property of Batson and running thence with Batson property S. 40-22 W. 317.8 feet; thence along the line of Batson property and Lot No. 12, N. 70-50 W. 306.1 feet more or less to a fifty foot right of way; thence along said right of way, N. 34-37 E. 426.3 feet to the center of State Park Road; thence with the center of State Park Road, S. 50-20 E. 328.3 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Grady L. Stratton, as Trustee, and Dreugh R. Evins, dated October 31, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1069 at page 624.

This is a second mortgage, junior in lien to that certain mortgage given by Phillip A. Hawkins and Lynn R. Hawkins to First Federal Savings and Loan Association recorded December 2, 1977 in the RMC Office for Greenville County in Mortgage Book 1417 at page 770.

The mortgagee's address is: PO Box 544, Travelers Rest, SC

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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.