

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FEB 3 4 23 PM 1965
MORTGAGE OF REAL ESTATE

BOOK 985 PAGE 327

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, THERON G. HAWKINS and EDITH B. HAWKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANN S. BURGESS and LINDA S. GARLAND

(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 Three Thousand and no/100 ----

Dollars (\$ 3000.00) due and payable
in four equal annual payments of Seven Hundred Fifty and no/100 (\$750.00) Dollars,
first payment due and payable on or before one year from date

with interest thereon ~~from date at the rate of~~ ~~per centum per annum~~, to be paid after 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 on the southeasterly side of Rutherfordton Road (South Carolina Highway # 14) and having, according to a plat of the property of mortgagors prepared by Terry T. Dill, July 8, 1964, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Rutherfordton Road at the corner of property heretofore sold by mortgagors and running thence with the center of said road, N. 34-40 E., 271.9 feet to a point in the center of an unnamed road; thence with the center of said unnamed road, S. 47-15 E., 316 feet to a point; thence with the line of property now or formerly of C. B. Bright, S. 32-30 W., 280 feet to an iron pin; thence N. 46-18 W., 327 feet, more or less, to the point of beginning, containing two acres, more or less, and being a portion of the property conveyed to mortgagors by deed recorded in deed book 505 at page 207.

The above mortgage is a second mortgage and junior in lien only to that certain mortgage held by First Federal Savings and Loan Association.

Together with all and singular rights, members, herditaments, 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.

Paid in full Feb. 3, 1969 and satisfied.
Ann S. Burgess
Linda S. Garland

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Feb. 1969
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:18 O'CLOCK A.M. NO. 18591