

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 12 5 25 PM 1965

MORTGAGE OF REAL ESTATE

BOOK

988 PAGE 367

OLLIE F. WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HERBERT EUGENE HAWKINS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Daniel B. Chesnut,

(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 Hundred Thirty-Five (\$335.00) -----

-----Dollars (\$ 335.00) due and payable

as follows: One Hundred Ten (\$110.00) Dollars on March 19, 1965; One Hundred Ten (\$110.00) Dollars on March 26, 1965; and One Hundred Fifteen (\$115.00)

Dollars on April 2nd,

with interest thereon from date at the rate of six 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, in Butler Township, beginning at a stone on a private dirt road Northern corner of property of Herbert Hawkins and running thence in an Easternly direction along the line of Austin Todd's property, 105 feet to a point on Todd's line; thence in a southernly direction 105 feet to a point; thence in a westernly direction 105 feet to an iron pin on a private dirt road; thence along said dirt road in a northern direction 105 feet to the point of beginning, and containing one-half (1/2) acre, more or less.

It is understood and agreed that the mortgage covering the aforesaid property shall be junior in lien to mortgage given by the above mortgagor to D. E. Galway.

ALSO, all that other piece, parcel or tract of land in Butler Township, Greenville County, State of South Carolina, being immediately to the rear and adjacent to the rear line of the aforesaid property and containing one (1) acre, more or less. This being a portion of that property inherited by the mortgagor from his father, Herbert Hawkins.

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.