



MORTGAGE OF REAL ESTATE - SOUTH CAROLINA

made this 31st day of May, 1969, between

GEORGE W. HAWTHORNE and  
LEONA HAWTHORNE  
BRICK HOMES, INC.

called the Mortgagor, and hereinafter called the Mortgagor

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagor in the full and just sum of Nineteen Thousand Twenty-nine 60/100 Dollars (\$19,029.60) with interest from the date of maturity of said note at the rate set forth therein, due and payable as ~~set forth in said note~~ set forth in said note.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$5.00 to him in hand paid by the Mortgagor at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagor, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, in Grove Township, further shown on plat prepared by C. O. Riddle, Registered Land Surveyor, dated February 3, 1966 and revised on date of April 15, 1966, June 17, 1968, and revised again on August 23, 1969, said plat is further described as property of Susie D. Jackson and recorded in Plat Book MMM at page 105, the property to be conveyed described by course and distance as follows:

BEGINNING at a point in County Road; thence N. 39-44 E. and 253.2 feet to an iron pin; thence N. 39-15 W. and 160.4 feet to an iron pin; thence S. 39-44 W. and 296.7 feet to a point in the said County Road; thence S. 57-24 E. and 102 feet to a point; thence S. 50-16 E. and 56.3 feet to the beginning corner. The tract contains one (1) acre and is designated on the revised plat of August 23, 1968 as lot "C", for Hawthorne.

Being the same property conveyed to George and Leona Hawthorne by deed from J. T. Garrison, dated September 10, 1968, and recorded in Book 852 at page 197 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, to which deed and deeds therein referred to, reference is hereby made.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagor the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagor may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagor; and to deliver the policies for such required insurance, to the Mortgagor.
4. In case of breach of covenants numbered 2 and 3 above, the Mortgagor may pay taxes, levies or assessments, contract for insurance and pay the premiums and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

This Mortgage Assigned to Seaboard Home Acceptance Company