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GREENVILLE, S.C.

BOOK 1228 PAGE 201

MORTGAGE OF REAL ESTATE - Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 5 2 35 PM '72

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Isadore E. Sanders and
Glenda C. Sanders

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Joe E. Hawkins, Ltd.

(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

One Thousand Seven Hundred and no/100-----DOLLARS (\$ 1,700.00),
with interest thereon from date at the rate of 7½ per centum per annum, said principal and interest to be repaid: \$40.00 per month with the first payment due on May 4, 1972 and a like payment due on the 4th day of each month thereafter until paid in full, payments to be applied first to interest, then to principal

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, being shown as lot no. 101 on plat entitled "Hillsborough, Section II", recorded in Plat Book 4F at Page 51 in the R.M.C. Office for Greenville County.

This is the same property conveyed to the mortgagor by deed of Rackley-Hawkins, Ltd, now Joe E. Hawkins, Ltd. to be recorded herewith.

It is understood that this mortgage is junior in lien to the mortgage to First Federal Savings and Loan Association dated December 21, 1971.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.