

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1237 PAGE 515

OLIE FARNSWORTH  
R.M.C.

HARRIS D. MCKINNEY JR.  
ATTORNEY AT LAW  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Lawrence S. Crooks and Carol S. Crooks

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Hawkins III and Eloise J. Hawkins

(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 eleven thousand and six hundred and seventy and 71/100 Dollars (\$11,670.71) due and payable

July 3, 1978,

with interest thereon from ~~the~~ maturity the rate of eight per centum per annum, to be paid: monthly

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, and in Highland Township, located about ten miles from the City of Greer and near Pleasant Hill Baptist Church, lying on the east side of Ridge Road, bounded by lands of Ansel M. Hawkins and C. C. Hawkins, containing 15 acres, more or less, and having the following courses and distances:

BEGINNING at a point in the center of Ridge Road, corner with C. C. Hawkins (iron pin on east bank of road) and runs thence N. 67 E. 17.89 chains to a stone; thence N. 45-30 E. 13.92 chains to an iron pin; thence N. 88 W. 4.66 chains to a point in the center of Ridge Road (iron pin on east bank thereof); thence along the center of said road and C. C. Hawkins line S. 6-07 W. 16.80 chains to the point of beginning.

This is a purchase money mortgage and the above described real estate is the same conveyed to the mortgagors by the mortgagees this date by deed to be recorded herewith.

This is a second mortgage and junior in lien to that mortgage of Greer Federal Savings and Loan Association recorded in Mortgage Book 1092, page 500.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 9 PAGE 223

SATISFACTION AND CANCELLED OF RECORD  
August 11, 1978  
R. M. C. (R. M. C. Farnsworth)  
AT 315 DUNDAS E. W. W. 4748