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### Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS, JESSIE B. HOPKINS, S. 119/2

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of FORTY ONE THOUSAND FOUR HUNDRED THIRTY SIX AND NO/100 Dollars, (\$41,436.00) evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and herein incorporated by reference, payable in 180 monthly installments of FIVE HUNDRED THIRTY TWO/100 Dollars, \$230.20 each, the first installment being due and payable on or before the 5TH day of OCTOBER, 1977, with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had and made fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mortgagee, all that tract or lot of land lying, being and situated in GREENVILLE County, State of South Carolina and described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southeastern side of the Southern Railroad right of way and containing 0.65 acres, more or less, and having the following metes and bounds:

BEGINNING at a point on the southeastern edge of the right of way of Southern Railroad and running thence N. 73 - 41E 170 feet to a point; thence S. 3 - 31E 213.1 feet to a point; thence S. 88 - 57W 130 feet to a point; thence N. 14 - 55W 79 feet to a point, end of existing drive; thence N. 15 - 53W 94.6 feet to the beginning corner.

ALSO, a right of way for the purpose of ingress and egress from Broughton Drive to the southeastern edge of the right of way of Southern Railroad, said right of way being 20' in width and utilizing the existing drive from Broughton Drive in a northerly direction to its end and then continuing along a new right of way 20' in width, 10' of which is on the property herein above conveyed and 10' on the adjoining properties, running from the end of the existing drive N. 15-53 W. 94.6 feet to the southeastern edge of Southern Railroad right of way.

Being a portion of the property devised to the grantors and the grantees herein under the Will of Hannah Johnson Poole who died, testate, on February 2, 1971, her Will being proven in common form on February 11, 1972, as shown by File 19 Apartment 1217 in the Probate Court for Greenville County, South Carolina.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

This is the identical property conveyed to Jessie B. Hopkins by Wilhelmina Donaldson and Flora Poole Edwards by deed dated 11-11-77 and recorded in Deed Book 1169 at Page 766 in the R.M.C. Office for Greenville County, state of South Carolina.

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