

1 Trenholm Road
Greenville, S. C.
29615

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1442 PAGE 737

WHEREAS,

We, PATRICK G. HAWKINS & BETTY D. HAWKINS,

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

(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 **Thirty Seven Thousand Four Hundred and No/100**-----
-----Dollars (\$37,400.00) due and payable
by the terms as stated on the note executed simultaneously herewith.

with interest thereon from _____ date _____ at the rate of **nine** per centum per annum, to be paid.

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:

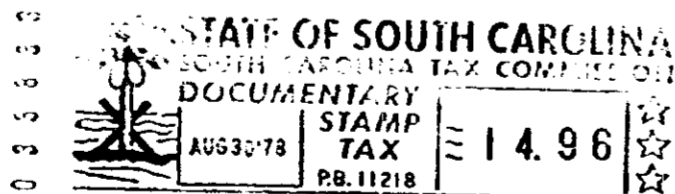
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, on the southwesterly side of U. S. Highway No. 25, containing 2.51 acres, and having according to a survey prepared by Carolina Engineering and Surveying Company, dated August 6, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-K, page 145, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of U. S. Highway No. 25 519.7 feet southwest of the intersection of said highway and New Perry Road, and running thence with said highway, S. 38-32 E. 255.4 feet to an iron pin; thence S. 66-27 W. 540.8 feet to an iron pin on the northeasterly side of Thompson Street; thence N. 51-05 W. 134.4 feet to an iron pin in the center of a creek; thence with the center of the creek as the line, N. 39-16 E. 164.5 feet and N. 40-50 E. 146 feet to a point in the line of property now or formerly leased to Robert F. Coleman, Inc.; thence with the line of property leased to Coleman, S. 40-08 E. 97.1 feet to an iron pin; thence continuing with the line of property leased to Coleman, N. 46-13 E. 247.7 feet to an iron pin on the southwesterly side of U. S. Highway No. 25, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of N. Dean Davidson dated December 23, 1977, recorded December 30, 1977 in Deed Book 1071 at Page 70.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto N. Dean Davidson in the original amount of \$53,000.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1420 at Page 20.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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