

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

BOOK 1448 PAGE 359

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

5 2 26 PM '78
DEANIE S. TANNER DEED
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard S. and Kathy B. Hawkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Elmer S. Wilson, Inc.

(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

Two Thousand Two Hundred and no/100 ----- Dollars (\$ 2,200.00) due and payable
in 12 consecutive monthly installments of \$191.38 each for principal and interest
beginning on the 29th day of October, 1978, and on the 29th day of each month there-
after until paid in full, except that if not paid sooner, the final installment of
principal and interest shall be due and payable September 29, 1979.

with interest thereon from date at the rate of 8.0 per centum per annum, to be paid:
as stated above.

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, City of Greer, located in Chick Springs Township, lying on the South side of Belton Avenue and West from Green Street, designated as Lot No. 3 on a plat of property made for Carrie B. Myers, by H. S. Brockman, Surveyor dated March 29, 1957, and having the following courses and distances:

BEGINNING on an iron pin on the South side of Belton Avenue, the Northwestern corner of the lot, and runs thence S. 11.41 W. 178 feet to an iron pin; thence S. 78.48 E. 75 feet to an iron pin, joint corner of Lots Nos. 2 and 3 on said plat; thence with the common line of Lots Nos. 2 and 3, N. 16.24 E. 160.6 feet to an iron pin of the South side of Belton Avenue; thence therewith N. 67.10 W. 90 feet to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property, and especially the restrictions in Deed Book 629 at page 52.

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DEPARTMENT OF REVENUE
STAMP TAX
F. B. 11213
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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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