

MORTGAGE OF REAL ESTATE

PLEASE MAIL TO: Donald L. Van Riper
Suite 8, 700 E. North St.
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
JAN 26 2 24 PM '83

BOOK 1592 PAGE 922

DONNIE S. TANKERSLEY
R.M.C

WHEREAS, We, Steven H. Ferguson and Debra F. Ferguson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas A. Hawkins and Naomi M. Hawkins
Route 6, Box 520 Piedmont S.C. 29673

(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
Thirteen Thousand and 00/100 (\$13,000.00)-----Dollars (\$ 13,000.00) due and payable

at the rate of \$171.86 per month, beginning on March 1, 1983, and continuing for 119 additional consecutive monthly payments, with each payment due on the first of each month. Each payment shall be first applied to accrued interest, with the balance to principal.
with interest thereon from January 26, 1983 the rate of ten (10%) per centum per annum, to be paid: monthly as above.

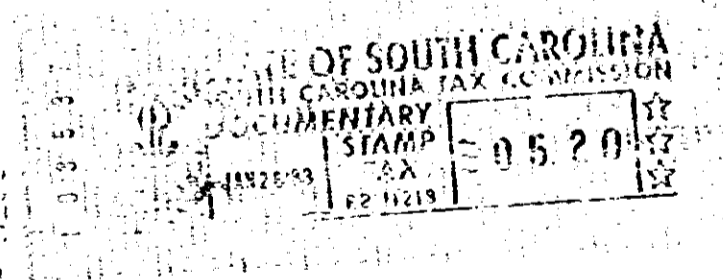
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

All that certain piece, parcel or lot of land located near Greenville, South Carolina, in Greenville County, shown and designated as PROPERTY OF DOUGLAS A. HAWKINS and NAOMI M. HAWKINS, on a survey prepared by Campbell and Clarkson, Surveyors, SCRLS #2589, which is recorded in Plat Book 9-1, at Page 53 in the RMC Office for Greenville County, South Carolina, reference to which is craved for a more complete description of the metes and bounds thereof.

DERIVATION: This is a portion of the same property conveyed to Douglas A. Hawkins and Naomi M. Hawkins by deed from Lula Mae Riddle, dated October 12, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 927/Page 339.



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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.

