

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 857 PLAT 323

MAY 12 10 25 AM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Jefferson D. Hendricks and Blanche C. Hendricks,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Cleo Roper, d/b/a Southern Motor Finance Co.,

(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 -----

Three Thousand and No/100----- Dollars (\$3,000.00) due and payable

\$27.00 on the 15th day of each and every month hereafter, commencing April 15, 1961; payments to be applied first to interest, balance to principal, balance due fifteen years from date,

with interest thereon from date at the rate of 7% 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

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 49 of Section #2, as shown on a plat of Victor Monaghan Mills recorded in Plat Book "S", at Pages 179-181, and being more particularly described according to a recent survey prepared by J. C. Hill, June 2, 1950, as follows:

BEGINNING at an iron pin on the north side of Thomas Street, joint front corner of lots Nos. 49 and 50, which pin is 202 feet east of the intersection of Thomas Street, and a 15 foot alley, and running thence N. 3-11 E. 145 feet to another 15-foot alley; thence with said alley S. 86-49 E. 69 feet to an iron pin, joint rear corner of lots Nos. 48 and 49; thence with joint line of said lots, S. 3-11 W. 145 feet to an iron pin in the north side of Thomas Street; thence with said street N. 86-49 W. 49 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.