

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1189 PAGE 603

MAY 7 3 23 PM '71
OLLIE FARNSWORTH
R. M. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Willie Henderson and Bernice B. Henderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto I. A. Brockman, His Heirs And Assigns,

(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 Three Hundred Dollars (\$ 2,300.00) due and payable in monthly installments of Fifty Four Dollars and Two Cents (\$54.02) each, commencing the 6th day of June, 1971, and each consecutive month thereafter until paid in Full with interest at six (6%) per cent per annum, the payment to be first applied to Interest and then to Principal with the privilege of acceleration.

with interest thereon from date at the rate of Six 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 Greenville

ALL that piece, parcel and lot of land in Butler Township, Greenville County, State of South Carolina, being 2.3 Acres fronting on State Road No. 580, as shown on a Plat of property of Willie and Bernice Henderson, dated April 24, 1971 by C. F. Webb, R. L. S., the same recorded concurrently with this deed and made a part thereof, and being more particularly described as follows:

BEGINNING at an old iron on State Road and property of Gambrell and running thence along State Road N. 30-56 W. 233 feet to I. P. to Creek is the Line as shown on the Plat; thence Creek is the Line (Travis Line) N. 37-43 E. 469.7 feet to Iron Pin (Creek is the Line); thence S. 30-56 E. 215 feet to old iron pin; thence S. 35-42 W. 476.6 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors by I. A. Brockman.

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.