

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1247 PAGE 235

AUG 30 12 05 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDGEMAN ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JAMES M. HENDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ARBELLE HENDERSON

(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 Six Thousand Two Hundred Sixty-Four and No/100---

Dollars (\$ 6,264.00) due and payable

in installments of Six Hundred and No/100 (\$600.00) Dollars per year beginning August 24, 1973 and continuing on the like day of each year thereafter until paid in full;

with interest thereon from ~~the~~ maturity at the rate of eight per centum per annum, to be paid: on demand;

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, shown as 20.67 acres on a plat entitled "Property of James M. Henderson" by C. O. Riddle, R.L.S., dated July 20, 1972 which plat is recorded in the R.M.C. Office for Greenville County in Plat Book _____ at Page _____ and has according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of Jenkins Bridge Road at the joint corner of property of Calvin G., Elbert P., and W. David, Jr., Ridgeway, and running thence with the Jenkins Bridge Road N. 88-38 W. 524.1 feet to a point; thence along the center of a dirt drive S. 1-47 E. 254.7 feet; thence along the ditch as the line S. 83-25 W. 64.8 feet to an iron pin; thence along the line of property of Arthur Henderson S. 0-46 W. 542.6 feet to an iron pin and S. 0-44 E. 694.2 feet to an iron pin near the northern side of S. C. Highway 418; thence along the northern side of said highway the following courses and distances: N. 78-54 E. 109.5 feet; N. 76-01 E. 197.3 feet; N. 72-14 E. 175.8 feet; N. 56-33 E. 100.8 feet; and N. 67-27 E. 92.4 feet to a point near the center of a branch; thence with the branch as the line the following courses and distances: N. 4-22 E. 128.3 feet; N. 8-02 E. 129.9 feet; N. 3-55 W. 237.7 feet; N. 14-40 E. 192.9 feet to an iron pin in ditch; thence along the Ridgeway property N. 11-15 W. 603.9 feet to a nail and cap in the center of Jenkins Bridge Road, the point of beginning.

THIS BEING the same property as conveyed to the Mortgagor herein by deed from the Mortgagee herein dated August 24, 1972 and to be recorded in the R.M.C. Office of Greenville County prior hereto.

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.