

STATE OF SOUTH CAROLINA

Oct 27 4 27 PM '72

COUNTY OF

Greenville

ELIZABETH RIDDUE

R.M.C.

MORTGAGE OF REAL ESTATE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STEPHEN E. SHUMAN and RITA R. SHUMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Henderson and Helen 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 Eight Hundred Fifty-Three and 48/100 Dollars (\$ 6,853.48) due and payable

in monthly installments of Forty and 30/100 Dollars (\$40.30) each, commencing on the first day of November, 1972 and continuing on like day thereafter until paid in full; said payments to be applied first to interest, balance to principal;

with interest thereon from date at the rate of five & one-quarter (5 $\frac{1}{4}$ %) 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, on the southern side of Vine Hill Road, being known as Lot #154 on plat of Pineforest, which is recorded in the R.M.C. Office for Greenville County in Plat Book "QQ", pages #106 and #107, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Vine Hill Road at the joint front corner of Lots #155 and #154, and running thence with the joint line of said lots S. 16-42 W. 150 feet to an iron pin; thence S. 73-18 E. 200 feet to an iron pin; thence N. 17-32 W. 213.9 feet to an iron pin on the Southern side of Vine Hill Road; thence with the side of said road S. 88-08 W. 84.1 feet to the point of beginning.

THIS BEING the same property as conveyed to the Mortgagor herein by deed from J. W. Henderson and Helen Henderson to be recorded in the R.M.C. Office for Greenville County of even date herewith.

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.