

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. F. Brossier and Neil H. Brossier,
(hereinafter referred to as Mortgagor) is well and truly indebted unto L. S. Hendrix and Eddie Lee Hendrix;

(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 Dollars (\$6,000.00) due and payable
in equal quarterly installments of Five Hundred (\$500.00) Dollars each,
commencing on the First day of February, 1973, and on the First day of
May, August, and November of each year, until paid in full,

with interest thereon from date at the rate of SEVEN (7) per centum per annum, to be paid: quarterly

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, being shown on plat entitled "Property of L. S. and Eddie Lee Hendrix" made by C. F. Webb, on June 9th, 1968 and having, according to said plat, the following metes and bounds, which includes Gap Creek Road and is triangular in shape, to-wit:

BEGINNING at an iron pin on the Southern side of Gap Creek Road and running thence a new line across Gap Creek Road and the Bell property, N. 55-35 W. 165.5 feet to an iron pin; running thence along the old line and property of Hendrix, S. 19-10 E. 168 feet to an iron pin on the Southern side of Gap Creek Road; running thence along Gap Creek Road, N. 58-00 E. 100.9 feet to an iron pin, the point of beginning:

This is the same property conveyed to the Mortgagors herein by deed with even date and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 962, at Page 1.

ALSO:

ALL that tract or lot of land lying, being and situate on the north side of Gap Creek and on both side of Gap Creek Road, with all improvements thereon, or hereafter constructed thereon, in the County of Greenville, State of South Carolina and being more fully described as follows:

BEGINNING at a point in the center of Gap Creek on Johnson property and running thence, N. 45-30 W. 382 feet to an iron pin on the shoulder of Gap Creek Road; thence N. 19-10 W. 420 feet to an iron pin; thence S. 42-05 E. 241.3 feet to an iron pin in edge of private drive; thence S. 19-10 E. 186 feet to a point on shoulder of said Gap Creek Road; thence with shoulder of road, N. 58-00 E. 100.9 feet to a point; thence S. 45-30 E. 376.7 feet to a point in the center of said Gap Creek; thence down and with the meanders of said creek 200 feet more or less to the point of beginning, and containing 2.26 acres more or less.

This is the same property conveyed to the Mortgagors herein by deed with even date and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 962, at Page 1.

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.