

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
DONNIE S. TAMMERLEY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lindsey J. Forrester, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. L. Henderson and Helen L. 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 Nineteen Thousand Twenty-Four and 45/100 - - - - -

----- Dollars (\$ 19,024.45) due and payable

\$463.99 on the 12th day of April, 1974, and \$463.99 on the 12th day of each and every month thereafter for a period of forty-six (46) months

with interest thereon from date hereof 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, Cleveland Township, and containing 138 acres, more or less, according to a survey of W. A. Hester, dated December 9, 1938, and being more particularly described as follows:

BEGINNING at a stake in Geer Highway, and running thence along said highway S. 37½ E. 4.10 chs. to a stake; thence N. 70 E. 2.50 chs. to a W.O; thence N. 35 E. 10.50 chs. to a stone; thence N. 47 E. 13 chs. to a stake on Wolf's Creek; thence down the meanderings of said creek, N. 37 W. 1.30 chs. to an Ash on Creek; thence N. 41½ W. 6 chs. to a sweet gum; thence N. 41½ W. crossing Geer Highway 11 chs. to a stake in Old Road; thence S. 75 W. 1.50 chs. to a bend in said road; thence S. 45 W. 6.30 chains to a stake; thence N. 26 W. crossing Wolf's Creek, 14.80 chs. to a P. O.; thence N. 11 E. 5.63 chs. to a stone; thence S. 69 W. 12.30 chs. to a W. O.; thence S. 61½ W. 16 chs. to the middle of Saluda River; thence down the River to a stake (the course and distance of the river line were not surveyed); thence N. 35 E. 2 chs. to a chestnut; thence N. 42½ E. 3.62 chs. to a R.O.; thence N. 45½ E. 1.75 chs. to a W. O; thence N. 58½ E. 1.94 chs. to a W. O.; thence N. 88 E. 5.42 chs. to a pine; thence S. 63 E. 1.85 chs. to a pine; thence S. 77½ E. 2.62 chs. to a chestnut; thence S. 87 E. 3.74 chs to a black gum; thence crossing a small branch, N. 87½ E. 1.58 chs. to a R. O.; thence S. 82½ E. 3.70 chs. to a R. O.; thence S. 12½ E. 4.84 chs. to a stake; thence S. 26 E. 2.40 chs. to a large R. O.; thence S. 42 E. 7 chs. to a stake; thence S. 49½ E. 4.50 chs. to a pine stump; thence S. 48½ E. 2.50 chs. to a pine; thence S. 63½ E. .85 links to a R. O.; thence N. 71 E. 2.25 chs. to a pine; thence N. 61 E. 2.90 chs. to the beginning corner;

And less, however, a lot 300 x 300 x 300 x 301.1 feet heretofore conveyed to Greenville Auto Sales, Inc. on August 30, 1957.

And less, however, a tract of 38 acres, more or less, conveyed to Iva Dale Hill by C. E. Laws and Lucile H. Laws, by deed recorded in Deed Book 337, at Page 359.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 whatsoever lawfully claiming the same or any part thereof.

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