

MORTGAGE

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STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES M. HENDERSHOT and GLORIA A. HENDERSHOT (same as Gloria J.)

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 -----SEVENTY-FIVE THOUSAND AND NO/100 -----
DOLLARS (\$ 75,000.00), with interest thereon from date at the rate provided for in said note, said principal

and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

October 1, 2000, and

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 purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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, near Simpsonville, S.C., and shown as 17.10 acres on a Plat entitled "Property of James M. and Gloria J. Hendershot;" which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4W at page 122, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a maple on the Northern side of Hunter Road at the branch, which branch is the dividing line between the property herein and property of Rice and Rollingwood Subdivision, and running thence along Hunter Road, N. 37-35 W., 260.6 ft. to an iron pin; thence N. 49-19 W., 300 feet to an iron pin; thence N. 73-19 W., 228.5 ft. to a nail and cap near the center of Hunter Road; thence along or near the center of Hunter Road, N. 77-55 W., 379.4 ft. to an iron pin; thence along other property of the Grantor, N. 5-13 E., 548.8 ft. to an iron pin; thence N. 6-02 W., 216.7 ft. to an iron pin; thence along the line of property of E. G. Whitmire, due E. 488.6 ft. to an old iron pin; thence S. 32-35 E., 245 ft. to an iron pin; thence S. 33-49 E., 395.1 ft. to an old iron pin; thence S. 26-39 E., 307.6 ft. to an iron pin shown at point "A" on said plat, then following the branch as the line the following courses and distances: S. 21-34 E., 137.1 ft.; S. 32-19 W., 56.6 ft.; S. 2-50 W., 162.6 ft.; and S. 14-40 W., 168.4 ft. to a maple at the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 12, Section I, of POINSETTIA Subdivision, and shown by plat thereof prepared by Piedmont Engineers and Architects, dated June 23, 1965, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 103 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Poinsettia Drive at the joint front corners of Lots Nos. 11 and 12; and running thence with the line of Lot No. 11 S. 64-17 W. 150 feet to an iron pin; thence S. 25-55 E., 172 feet to an iron pin on the Northern side of Fernwood Road; thence with the Northern side of Fernwood Road N. 63-31 E. 125 feet to an iron pin; thence with the intersection of Poinsettia Drive and Fernwood Road, the chord of which is N. 18-48 E. 35.5 feet to an iron pin on the Westerly side of Poinsettia Drive; thence with the Westerly side of Poinsettia Drive N. 25-55 W. 145 feet to the beginning corner.

THIS MORTGAGE IS A FIRST MORTGAGE ON THE PROPERTY FIRST ABOVE REFERRED TO. IT IS A SECOND MORTGAGE AND JUNIOR IN LIEN TO A MORTGAGE IN FAVOR OF LAURENS FEDERAL SAVINGS & LOAN ASSOCIATION IN THE ORIGINAL AMOUNT OF \$23,000, RECORDED IN REM VOLUME 1065 at page 305 AS TO THE LOT LOCATED IN POINSETTIA Subdivision referred to above.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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