

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

R. I. Bowles
105 Kingswood Way
Route 3,
Easley, S. C. 29640
1419-157
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James E. Hendricks and Barbara A. Hendricks

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. I. Bowles

(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

Three thousand eight hundred one and 93/100 Dollars (\$ 3,801.93) due and payable

within one year from date, or upon the sale of the property located at 508 Highlawn Avenue, Greenville, S. C., whichever occurs first

without
~~any~~ interest thereon from at the rate of per centum per annum, to be paid:

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 waters of Mathers Creek, Block A, SUNSET VALLEY Subdivision, being known and designated as Lot 16 on Plat of same by John C. Smith, Surveyor, dated July 1960, and being more fully described according to said Plat, as follows:
BEGINNING at an iron pin on Ragsdale Drive, common corner of Lots 16 and 17, and the north-western corner of the lot herein described, thence N 13-01 E, 100 feet with Ragsdale Drive to an iron pin, joint corner with lot 15; thence S 76-59 E, 149 feet, crossing iron pin, to a point in Mathers Creek; thence S 16-27 W, 100.2 feet with creek to a point; thence N 76-59 W, 143 feet, crossing iron pin on bank, to the point of beginning at Ragsdale Drive.

- ALSO -

ALL that certain piece, parcel, or lot of land in Greenville County, South Carolina, on the waters of Mathers Creek in SUNSET VALLEY Development, property of Earl H. Ragsdale, being known and described in Lot 17 on Plat of John C. Smith, Surveyor, dated July 1960, and being more fully described according to said Plat, as follows:
BEGINNING at an iron pin at an unnamed street, common corner with Lot 18, thence with said street; N 13-01 E, 100 feet to an iron pin, common corner with Lot 16; thence S 76-59 E, 143 feet, crossing iron pin on bank to a point in the center of Mathers Creek, thence with the center of said creek, S 2-15 W, 101.8 feet to a point, thence N 76-59 W, 162 feet, crossing iron pin on bank to the beginning corner.

- ALSO -

ALL that certain piece, parcel, or lot of land in Greenville County, South Carolina, on waters of Mathers Creek, Block A, SUNSET VALLEY Subdivision, being known and designated as Lot 18 on Plat of John C. Smith, Surveyor, dated July 1960, and being more fully described according to said plat, as follows:
BEGINNING at an iron pin on Ragsdale Drive, common corner of Lots 18 and 19 and the north-western corner of the lot herein described, thence N 13-01 E, 100 feet with Ragsdale Drive to an iron pin, common corner of Lots 17 and 18; thence S 76-59 E, 162 feet, crossing iron pin on bank to a point in center of Mathers Creek; thence S 5-15 E, 105.3 feet with center of creek to a point, thence N 76-59 W, 195 feet with line of Lot 19 to the point of beginning on Ragsdale Drive.

This is a second mortgage and junior in lien to that certain mortgage in favor of Fidelity Federal Savings & Loan Association, dated December 20, 1977.

This is the same property conveyed to the mortgagors herein by deed of R. I. Bowles dated December 20, 1977, to be recorded simultaneously herewith.

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 whomsoever lawfully claiming the same or any part thereof.

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