

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
PP '80
SLEY

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

WHEREAS, Henry L. Henderson and Eugenia M. Henderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Linda W. Quinn, whose address is Post Office Box 453, Calhoun Falls, S. C., 29628,

(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 -----

Fifty-Five Thousand and No/100----- Dollars (\$55,000.00) due and payable as per the terms of said note;

with interest thereon FROM ~~XXXXXXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~ to be paid: as per the terms of said note.

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, Grove Township, containing 3.86 acres and having, according to a plat of the property of J. W. Mahon recorded in the RMC Office for Greenville County, S.C., in Plats Book NNN, at Page 51, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the eastern side of Fairway Drive and the center line of S.C. Highway 106 and running thence with the eastern side of Fairway Drive N. 4-40 E. 275.2 feet to a point; thence continuing N. 10-40 E. 100 feet, N. 16-22 E. 100 feet, and N. 20-50 E. 78 feet to a pin at the corner of a tract containing 2.90 acres; thence with the line of said tract S. 78-46 E. 291.2 feet to a pin at the corner of a tract containing 7.91 acres; thence with the line of said tract S. 7-45 W. 533.5 feet to a pin in the center of Highway 106; thence with the center of said highway as follows: N. 77-01 W. 100 feet, N. 82-29 W. 100 feet, and N. 85-20 W. 115.4 feet to the beginning point.

ALSO: ALL that tract of land in Grove Township, Greenville County, S.C., containing approximately 0.66 acre and having, according to a plat of the property of Robert M. Quinn recorded in the RMC Office for Greenville County, S.C., in Plats Book 6-E, at Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Fairway Drive 520.2 feet in a northerly direction from the intersection of Fairway Drive and Golf Course Road and running thence with Fairway Drive N. 33-28 E. 100 feet to an iron pin; thence still with Fairway Drive N. 48-11 E. 272.9 feet to an iron pin on or near the right-of-way of Duke Power Company; thence S. 9-58 W. 18.25 feet to an iron pin 5 feet from the riding ring fence; thence the following courses and distances: S. 68-30 W. 17.9 feet, S. 56-06 W. 16.1 feet, S. 45-31 W. 16.56 feet, S. 34-07 W. 16.46 feet, S. 19-56 W. 24.22 feet, S. 12-33 W. 17.02 feet, S. 5-56 W. 110.6 feet, S. 7-30 E. 24.8 feet, S. 21-20 E. 16.39 feet, S. 35-46 E. 16.52 feet, S. 44-40 E. 16.15 feet, S. 59-44 E. 16.58 feet, S. 73-40 E. 15.78 feet, S. 86-38 E. 16.8 feet, N. 80-54 E. 16.41 feet, and N. 67-36 E. 21.91 feet to an iron pin on the property line of Lot 2; thence S. 9-58 W. 46.8 feet to an iron pin on the line of Lot 4; thence N. 78-46 W. 291.2 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of the mortgagee, to be executed and recorded of even date herewith.

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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.

REC-1505-429

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