

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SOUTH CAROLINA
MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:
HENDERSLEY

WHEREAS, GUY L AND ETONIA G. HENDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES M. VERDIN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF KATHERINE VERDIN JONES AND LOU ELLA V. PONDER

(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 Twelve Thousand Three Hundred and No/100-----

Dollars (\$ 12,300.00) due and payable

On or before January 10, 1982,

January 10, 1982.

with interest thereon from date hereof at the rate of Twelve (12%) per centum per annum, to be paid on or before/

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, in School District No. 7-I, on the west side of Circle Avenue and being designated as Lot No. 68 and a portion of Lot No. 67, as shown on a plat of East Lake recorded in Plat Book "G" at Page 229, and having the following metes and bounds:

BEGINNING at a point on the west side of West Circle Avenue, at the intersection of West Circle Avenue and Perrin Street, and running thence with said West Circle Avenue, S. 37-20 E. 70 feet to an iron pin at the corner of Lot No. 69; thence along the joint line of said lots, S. 52-40 W. 182.7 feet to the joint rear comers of said lots; thence along the rear line, N. 37-20 W. 70 feet to a point on the eastern edge of Perrin Street; thence running with the right-of-way of Perrin Street, N. 52-40 E. 182.7 feet to the point of Beginning.

Derivation: James M. Verdin, et al, Deed Book 1159, at Page 997, recorded 12-28-81.
James M. Verdin, as Executor, Book 1159, at Page 995, recorded 12-28-81.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 28 1981

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 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.

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