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GREENVILLE CO. S. C.
RECORDED JAN 10 3 36 PM '82
STAMP
BONNET
TANKERSLEY
M.C.

P.O. Box 408
Greenville, S. C. 29602

BOOK 1561 PAGE 317

MORTGAGE

THIS MORTGAGE is made this 24th day of December, 1981, between the Mortgagor, John Clyde Henderson and Faye W. Henderson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Dollars and no/one-hundredths Dollars, which indebtedness is evidenced by Borrower's note dated December 24, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1987....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the county of Greenville, City of Mauldin, State of South Carolina, lying on the western side of route 276 (Laurens Road), as appears on a plat prepared by T. H. Walker, Jr. R.L.S. dated November 29, 1981, entitled "Property of Faye W. Henderson and John C. Henderson, Jr." and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road at the joint property line with property of R. V. Chandler and Company, said iron pin lying approximately 561 feet southerly from Knollwood Drive, and running thence along the western side of Laurens Road S., 5-53 E. 104.1 feet to an iron pin on the western side of Laurens Road; thence S. 82-54 W. 350 feet to an iron pin; thence running S. 6-53 E. 179.9 feet to an iron pin; thence running N. 82-54 E. 350 to an iron pin on the western side of Laurens Road; thence running along the western side of Laurens Road S. 12-15 E. 98.85 feet to an iron pin; thence continuing along the western side of Laurens Road S. 16-42 E. 138.7 feet to an iron pin at the joint corner of property owned by Massey-Richardson; thence running S. 77-33 W. 478.75 to an iron pin; thence running N. 19-25 and 1/2 W. 489.8 feet to an iron pin; thence running N. 74-07 558.7 feet to an iron pin on the western side of Laurens Road, being the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Alvin C. White and Sudie W. Massey, and recorded in the RMC Office for Greenville County, on 1-2-59, in Deed Book # 613, and page # 339.

which has the address of 503 N. Main Street Mauldin,
(Street) (City)
South Carolina 29662 (herein "Property Address");
(State and Zip Code)

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TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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