

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE S. C. MORTGAGE OF REAL ESTATE
APR 6 2 30 PM '83 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. AND LESLEY

WHEREAS, JOHNNY R. HENDRICKS and JUANITA S. HENDRICKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK NEVES

(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 and NO/100----- Dollars (\$ 12,000.00) due and payable in the amount of One Thousand Dollars (\$1,000.00) on the anniversary date of this mortgage in the years 1984, 1985, 1986 and 1987, with the unpaid principal balance to be paid in full April 5, 1988,

with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: monthly on the unpaid balance, beginning May 1, 1983

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, containing 13.18 acres, more or less, and being located on the northeasterly side of Woodside Road and having such metes and bounds as shown on plat of property of Frant T. Neves, prepared by C. O. Riddle, R.L.S., dated June 1974 and being recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 9L at page 79.

Reference to said plat being hereby craved for a more complete metes and bounds description

This being the same property conveyed to the Mortgagors herein by deed of Frank Neves dated April 5, 1983, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 04.80

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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