

Mortgagees Address:
PO Box 6807
Greenville, SC 29065

MORTGAGE OF REAL ESTATE Offices of Yarborough, Moore & Smock, Attorneys at Law, Greenville, S

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN CLYDE HENDERSON and FOYE WHITE HENDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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

FORTY-TWO THOUSAND AND NO/100 ----- Dollars (\$ 42,000.00) due and payable in 59 monthly installments of Six Hundred Thirty-One and 57/100 (\$631.57) Dollars each month beginning March 13, 1984, and on the thirteenth (13th) day of each month thereafter until paid in full with a final installment due and payable February 13, 1989 according to the terms of said Note.

~~with interest thereon~~ ~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~

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, SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CITY OF MAULDIN LYING ON THE WESTERN SIDE OF U.S. HIGHWAY 276 (LAURENS ROAD), AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, City of Mauldin lying on the western side of U.S. Highway 276 (Laurens Road), and having the following metes and bounds, to-wit:

BEGINNING at a point along the western side of U.S. Highway 276, said point lying 740.24 feet more or less south of Knollwood Drive and running thence along the western side U.S. Highway 276, S. 5-00 E. 17.76 feet to an iron pin new; thence S. 5-00 E. 5.54 feet to a point; thence S. 81-42 W. 154.61 feet to a point; thence N. 8-18 W. 23.3 feet to a point; thence N. 81-42 E. 154.61 feet to a point along the western side of U.S. Highway 276, the point of BEGINNING.

THIS being a portion of the property conveyed to the mortgagors herein by deed of Alvin C. White and Sudie W. Massey dated December 31, 1958 and recorded in the R. M. C. Office for Greenville County, South Carolina on January 2, 1959 in Deed Book 613 at Page 339.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX \$ 16.00
FEB 16 1984
1508

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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