

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

BOOK 1297 PAGE 445
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Clyde Henderson, Jr. and Faye White Henderson

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

South Carolina National 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

twenty-five thousand and no/100-----Dollars (\$ 25,000.00) due and payable on March 15, 1974, or upon completion of construction of improvements on property of borrowers in the City of Mauldin, County of Greenville, South Carolina, on the western side of U. S. Highway 276, near the intersection of said highway and Evening Way, whichever date occurs sooner, with interest thereon from date at the rate of nine per centum per annum, to be paid:

at maturity

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, the Mortgagee's heirs, 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

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, located on the western side of U. S. Route 276, being shown and designated on a plat entitled "Property of John C. and Faye W. Henderson", by T. H. Walker, dated November 26, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the western side of U. S. Route 276, which nail and cap is located South 18-11 East 149.2 feet from the southwestern intersection of U. S. Route 276 and Evening Way, and running thence with the western side of said U. S. Route 276, South 18-11 East 31 feet to a nail and cap; thence along the line of other property of the mortgagors herein, South 72-04 West 183.7 feet to an iron pin in the line of property of Sudie W. Massey; thence along the line of said property, North 18-11 West 42.5 feet to an old iron pin; thence South 77-58 East 23 feet to an old iron pin; thence North 72-04 East 163.8 feet to a nail and cap on the western side of U. S. Route 276, the point of BEGINNING.



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.

LEATHERWOOD, WALKER, TODD & MANN