

Mortgagee's Address: P. O. Box 1449, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM H. HENDRIX, JR.,
DONNIE S. TANKERSLEY
R.M.C.

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

THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

(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 (\$25,000.00)---
Dollars (\$ 25,000.00) due and payable

in sixty (60) consecutive monthly installments of \$556.20 each commencing on the 7th day of June, 1979, and continuing on the same day of each month thereafter until paid in full

with interest thereon from date at the rate of 12%--- per centum per annum, to be paid: monthly.

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 Districts 70 and 75 as shown on plat of property of James F. and William H. Peden, dated September, 1968, prepared by C. O. Riddle, RLS, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the intersection of S. C. Highway #418 and Jenkins Bridge Road; and running thence with the center of S. C. Highway #418 S. 64-33 W. 1034 feet to a nail and cap in the center of the intersection of S. C. Highway #418 and Nash Mill Road; running thence along Nash Mill Road N. 18-29 W. 387.8 feet to an iron pin; thence N. 89-48 E. 49 feet to a nail and cap in Nash Mill Road; thence with Nash Mill Road N. 30-39 E. 350 feet to a nail and cap in Nash Mill Road; thence S. 67-09 W. 594.5 feet to an iron pin; thence S. 59-37 W. 598.4 feet to an iron pin; thence N. 30-00 W. 409.2 feet to an iron pin; thence N. 30-14 E. 707.1 feet to an iron pin; thence S. 48-37 E. 394 feet to an iron pin; thence S. 68-45 E. 164.7 feet to a pine; thence N. 20-50 E. 413.6 feet to a point in the center of Jenkins Bridge Road; thence with the center of Jenkins Bridge Road S. 54-32 E. 282.9 feet to a nail and cap in the center of Jenkins Bridge Road; thence N. 47-59 E. 110.4 feet to an iron pin; thence continuing N. 47-59 E. 623 feet to an iron pin; thence N. 20-59 E. 106.8 feet; thence N. 2-00 E. 190.8 feet to an iron pin; thence N. 22-44 E. 287.6 feet to an iron pin; thence N. 3-14 E. 165 feet to an iron pin; thence N. 20-00 W. 120.8 feet to an iron pin; thence N. 44-00 W. 173.6 feet to an iron pin; thence continuing N. 44-00 W. 258.5 feet to an iron pin; thence N. 5-10 E. 154.8 feet to an iron pin; thence N. 20-45 E. 330 feet to an iron pin; thence N. 27-45 E. 283.7 feet to an iron pin; thence with the center of a branch, with the branch as the line, the following courses and distances: N. 77-08 E. 314.8 feet; N. 47-03 E. 288.7 feet; N. 71-36 E. 117.6 feet; S. 82-31 E. 269 feet to an iron pin; thence leaving said branch and running S. 19-17 E. 373.6 feet to a stone; thence S. 19-03 E. 1,040 feet to a stone; thence S. 18-55 E. 342 feet to a stone; thence S. 55-56 W. 1,054.5 feet to an iron pin; thence S. 10-15 E. 372 feet to an iron pin and having crossed an iron pin 32.5 feet from said point; thence S. 77-55 W. 324.6 feet to an iron pin; thence S. 25-05 W. 353.3 feet to a nail and cap in the center of Jenkins Bridge Road; thence S. 62-40 E. 447.6 feet to the point of beginning.

This being a major portion of the property conveyed to the mortgagor by deed of James Fred Peden, Sr., et al, recorded in the RMC Office for Greenville County on October 17, 1968, in Deed Book 854, at Page 621.

It is agreed and understood that this mortgage shall be second and junior in lien to that certain mortgage given to The Federal Land Bank of Columbia recorded on

- CONTINUED ON REVERSE SIDE HEREOF -

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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