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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES M. HENDERSHOT

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. G. WHITMIRE, JR.

(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 THOUSAND AND NO/100 -----

----- Dollars (\$ 20,000.00) due and payable  
as follows: Interest only at eight (8%) percent shall be paid during the first two (2) years; during years three (3) through ten (10) payments shall be made in eight (8) equal annual installments of principal and interest;

with interest thereon from date at the rate of eight per centum per annum, to be paid as above.

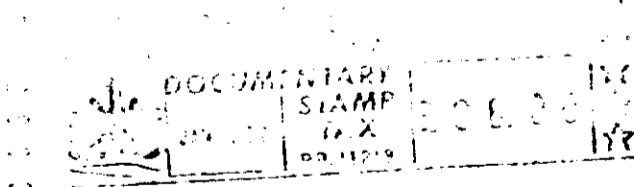
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, near the Town of Simpsonville, and containing 19.1 acres as shown on a plat of property of James M. Hendershot as prepared by C. O. Riddle, R.L.S. on December 22, 1976, with said property having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin near the center of King Road and running along the joint boundary line of the within described property and property now or formerly owned by Lloyd L. Mayfield S. 24-30 E. 448 ft. to a Poplar; thence S. 33-15 E. 411 feet to a pine; thence S. 54-45 E. 232 feet to a Black Gum stump; thence S. 10-12 E. 306.1 feet to an old iron pin; thence S. 32-30 E. 155 feet to an old iron pin; thence along the joint boundary line of the within described property and other property of the Grantee due west 750.8 feet to an old iron pin; thence N. 8-20 W. 338.5 feet to an old iron pin; thence N. 03-30 E. 50 feet to an iron pin; thence along the edge of a portion of Rollingwood Drive N. 86-30 W. 193 feet to an old iron pin; thence S. 89-30 W. 167 feet to an old iron pin; thence S. 83-18 W. 76.6 feet to an old iron pin; thence leaving said drive and running N. 03-27 W. 256.3 feet to an old iron pin; thence N. 01-20 E. 289.2 feet to an iron pin near the center of King Road; thence along King Road as follows: S. 87 E. 185.8 feet to an iron pin; thence N. 30-45 E. 110 feet to an iron pin; thence N. 47-30 E. 199 feet to an iron pin; thence N. 34-00 E. 200 feet to the point of beginning.

This is the same property conveyed to James M. Hendershot by E. G. Whitmire, Jr. by deed to be recorded of even date herewith



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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