

OLLIE FARNSWORTH } R. M. C.
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: James C. Henderson and Dolly W. Henderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. F. Verdin

(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 SEVEN THOUSAND EIGHT HUNDRED SIXTY AND NO/100.---

----- Dollars (\$7,860.00) due and payable
 at the rate of \$2,620.00 annually plus interest at five percent computed annually
 with first payment due one year from date.

with interest thereon from date at the rate of five (5%) per centum per annum to be paid: annually

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, being shown and designated on plat entitled "Property of C. F. Verdin" prepared by C. O. Riddle, dated November 4, 1969, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Woodruff Road (S. C. Highway 146) and running thence with line of John Gary Henderson, N. 14-10 E., 34.3 feet to an iron pin; thence continuing with the line of Henderson and Floride M. Green, N. 13-30 E., 199.3 feet to an iron pin in line of said Green property; thence continuing with said Green line, N. 16-30 E., 251.5 feet to an old iron pin; thence continuing with Green line, N. 20-30 E., 147.5 feet to an old iron pin; thence continuing with said Green line, N. 69-30 W., 860.5 feet to an iron pin in center of stone; thence with line of R. C. Kendrick, N. 84.16 E., 694.5 feet to an old iron pin; thence with property of Kermit Vaughn, N. 84.25 E., 216.7 feet to an iron pin; thence with line of property of Mortgagee herein, S. 27-55 E., 398 feet to an iron pin; thence continuing with line of Mortgagee herein, S. 9-22 E., 500 feet to an iron pin on the northerly side of Woodruff Road; thence with the northerly side of Woodruff Road, S. 74-18 W., 566.7 feet to the beginning corner containing 10.48 acres more or less.

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 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.