

30. 1625 712

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE MORTGAGE OF REAL ESTATE  
SEP 15 12 45 PM '63  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE HENRICK

WHEREAS, Margaret G. Hendrix

(hereinafter referred to as Mortgagor) is well and truly indebted unto H & D Partnership

(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 Seventy Five Thousand and No/100-----

-----Dollars (\$ 75,000.00 ) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, Butler Township, and having the following metes and bounds, to-wit:

BEGINNING at a point in the road leading from Greenville to Woodruff, near Earle Butler home, and thence with Butler's line S. 84½ W. 173 feet to stone; thence S. 6 W. 1278 feet to iron pin; thence S. 61-¾ W. 792 feet to iron pin; thence N. 6 E. 1034 feet to iron pin; thence N. 18 E. 867 feet to iron pin in the road; thence with said road, S. 70 E. 92 feet to bend; thence S. 72 E. 575 feet to the beginning and containing 22 acres, more or less.

LESS, HOWEVER, the following: 2.69 acres heretofore conveyed to John G. Davis on June 18, 1959 by deed recorded in Deed Book 627 at Page 439.

1.34 acres heretofore conveyed to William and Patricia Hendrix by deed recorded June 10, 1965 in Deed Book 776 at Page 13.

1.24 acres heretofore conveyed to Robert W. Hendrix by deed recorded June 10, 1965 in Deed Book 776 at Page 12.

This being the same property acquired by the Mortgagor by deed of R. H. Peace and Bettie Peace which deed was recorded in the RMC Office for Greenville County in Deed Book 274 at Page 22 on March 31, 1945.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
BOOK 776 PAGE 13  
SEP 15 1963  
TAX = 30.00

MORTGAGEE'S MAILING ADDRESS: 44 Pine Knoll :  
Greenville, S. C.

400 3 3181A01

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 is 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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