STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Frank Ulmer Lumber Co., Inc. P.O.Box 8476 Greenville, MORTGAGE OF REAL ESTATE

2004 1419 FAST 819

S. C., 29604.
THE ALL WHOM THESE PRESENTS MAY CONCERN: MAIL TO GREENVILLE CO. S. C.

GADDY & DAVENPORT P. O. BOX 10267

Por 21 4 27 8" 17"

GREENVILLE, S. C.

Sue A. Henderson CHARLESTEY WHEREAS,

date

(hereinafter referred to as Mortgagor) is well and truly indebted unto $\frac{R.H.C}{F}$ rank Ulmer Lumber Co., Inc.

(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-Two and No/100------Dollars (\$ 22,000.00) due and payable CI Osixty (60) days from date

with interest thereon from

at the rate of 8.50

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, 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, on the northwesterly side of Georgia Road in Grove Township, according to plat of property of Charles E. Henderson, prepared by C. O. Riddle, R.L.S., on April 24, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Georgia Road, northeast corner of property of Claude Henderson and running thence N. 68-04 W. 322.8 feet to an iron pin; thence N, 67-10 W. 283.2 feet along boundary of B. C. Henderson to an iron pin; thence N. 50-41 E. 601 feet to an iron pin; thence N. 35-41 W. 94.8 feet to the center of Waycross Church Road; thence with said road N. 83-54 E. 172.3 feet to a point near a fork in the road; thence N. 50-38 E. 17.9 feet to a point in said road; thence continuing with said road S. 59-29 E. 255 feet to a point; thence still with said road S. 55-35 E. 150.6 feet to a point; thence with the line of Paul B. and Stacy C. Giles (now or formerly) S. 43-57 E. 186.8 feet to an iron pin at corner of Giles lot; thence still with Giles line S. 38-34 E. 163.7 feet to the center of Georgia Road; thence with Georgia Road S. 54-22 W. 175.9 feet, more or less, to the corner of lot of Charles S. Henderson (now or formerly); thence with the line of Charles S. Henderson N. 35-38 W. 225 feet to an iron pin; thence S. 49-55 W. 182 feet to an iron pin; thence S. 37-32 E. 211 feet to a point in the center of Georgia Road; thence with Georgia Road S. 54-22 W. 266.3 feet, more or less, to an iron pin at the point of beginning.

This is the same property as that conveyed to the Mortgagor by deed of Frank Ulmer Lumber Co., Inc., dated October 7, 1977, and recorded in the R. M. C. Office for Greenville County in Deed Book on October , 1977. Also, see deeds recorded in the RMC Office for Greenville County in Deed Book 703, Pgs. 362, 364 & 382 & Deed Bk. 870, Pg. 292. The mailing address of the Mortgagee herein is: Frank Ulmer Lumber Co., Inc., P. O. Box 8476, Greenville, South Carolina, 29604.

This is a purchase money mortgage junior in lien to a mortgage to First Federal Savings and Loan in the principal amount of \$15,000.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 971 at Page 127 on September 4, 1964. The balance on this mortgage is approximately \$7,284.24.

It is the intent of the mortgagor herein to convey, by way of mortgage, the entire interest in the above described property.

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.

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