STATE OF SOUTH CARGEINAL FILEO
COUNTY OF GREENVILLE
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS,

Thomas L. Hendricks

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

Wayne C. Adair, 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 Thirty-five Thousand

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 accounts 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

All that lot of land in Greenville County, State of South Carolina, on the Northwest side of Fairbrook Lane, near the City of Greenville, being shown as Lot 30 on a plat of section 2 of Fenwick Heights, recorded in Plat Book QQ at page 45 and described as follows:

BEGINNING at an iron pin on the Northwest side of Fairbrook Lane and running thence with the Northwest side of said Lane, N. 56-02 E. 100 feet to an iron pin at the corner of Lot 29; thence with the line of said lot, N. 33-29 W. 165.5 feet to an iron pin in the line of Lot 34; thence with the lines of Lots 34 and 33, S. 55-37 W. 100 feet to an iron pin at the corner of Lot 31; thence with the line of said lot, S. 33-37 E. 164.8 feet to the Beginning corner.

And being the same property conveyed to me by deed of Ben W. Smith and Betty H. Smith recorded in Deed Book 763 at page 49, RMC Office for Greenville County, South Carolina. Rec. Dec. 7, 1964.

Mortgagor reserves the right to prepay any amount upon this Note in multiples of Five Thousand (\$5,000.00) Dollars, without penalty.

This is a second mortgage, being second to the first mortgage on above described property given to Fidelity Federal Savings and Loan Association of Greenville, South Carolina, now American Federal Savings and Loan Association, On which there is an unpaid balance of \$6,296.77 as of September 30, 1981, which mortgage the undersigned Thomas L. Hendricks promises and agrees to Reep paid up current.

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Together with all and singular rights, members, heritaments, 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 thereform, 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 Gight and is lawfully authorized to sell, convey or encumbet the same, and that the premises are free and clear of all liens and encumprances 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 whomseever lawfully claiming the same or any part thereof

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