

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

SEP 30 2 23 PM '71

BOOK 1208 PAGE 351

MORTGAGE OF REAL ESTATE.

OLLIE FARNSWORTH HALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, Roy Hendrix and Glendale Hendrix

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. R. Hindman and Etta J. Hindman

(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 Nineteen Hundred and no/100 Dollars (\$1,900.00--) due and payable

three (3) years from date with no interest on the principal amount until after maturity at which time interest will bear interest at the rate of eight (8) per cent per annum.

~~with interest thereon from date at the rate of _____ per cent 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, and being in Oneal Township, and according to a Plat of the property of Roy and Glendale Hendrix as prepared by Terry T. Dill Reg C.E. & L.S. #104 on November 3, 1970, and, according to said Plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin near a creek which is the joint corner of lands owned by Mrs. Hardy Turner and Hodgens' property; thence with Mrs. Turner's property line N. 4-30 E. 665.5 feet to an iron pin; thence continuing with said Turner property line N. 9-00 W. 162 feet to an iron pin located South of Little Texas Road, formerly Hindman Road; thence S. 54-30 E. 139 feet to an iron pin at a power pole; thence with property of the Grantors S. 10-45 E. 700 feet to an iron pin joint property of Hodgens and the Grantors; thence with the common line of Hodgens' property S. 77-23 W. 281 feet to an iron pin which is the beginning corner.

Together with all and singular rights, members, herditaments, 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.