

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.

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JOHN E. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret G. Hendrix,

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

(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 **Thirteen Thousand One Hundred Sixty and**

No/100-----Dollars .5) due and payable

\$4,386.66 one year from date and for each year thereafter, plus interest, with the right of anticipation,

with interest thereon from date at the rate of **ten** per centum per annum, to be paid: **quarterly.**

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, Fairview Township, containing 11.58 acres** in accordance with plat made for John B. Armstrong by C. O. Riddle, R.L.S., dated July 17, 1979 and revised September 4, 1979, and being more fully described in accordance with said plat, to-wit:

BEGINNING at a nail cap in the center of the intersection of Greenpond Rd. (also known as S. 543) and road known as S. 240, and running 38.45 feet in a Southern direction to a nail cap where calls and distances commence, and running thence along the center of said Greenpond Road, S. 7-04 E. 128.7 feet to a nail cap; thence S. 4-35 W. 505.12 feet to nail cap; thence N. 78-04 W. 28.94 feet to nail cap; thence continuing along the center of Old Highway 418, S. 29-39 W. 373.36 feet to a nail cap; thence S. 35-55 W. 248.14 feet to a nail cap; thence S. 40-42 W. 39.12 feet to a nail cap; thence N. 67-42 W. 501.9 feet to an iron pin; thence N. 6-30 E. 224.5 feet to an iron pin; thence S. 84-31 E. 300 feet to an iron pin; thence N. 6-30 E. 663.6 feet to an iron pin on the Southern side of Road S. 240; thence running along the Southern side of highway right-of-way of Road S. 240, N. 77-56 E. 40.6 feet to an iron pin; thence N. 74-24 E. 96.3 feet to an iron pin; thence N. 73-16 E. 356.38 feet to a nail cap at the intersection of Greenpond Road and Road S. 240, being the point of beginning.

This is the identical property as conveyed to mortgagor by mortgagee by deed of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1115, Page 613.

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

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