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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 12 10 48 AM '81 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONN HENDERSON
R.M.C.

WHEREAS, F. Gordon Henderson and Florine M. Henderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Henderson

(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 Five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

in accordance with terms of Note of even date herewith.

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, 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 or parcel of land in Fairview Township, Greenville County, State of South Carolina, containing 83 acres, more or less, and described as follows:

Beginning at a stone 3x; thence N. 43-20 W. 28.80 chains to a stone by a R. O. on Old Georgia Road; thence along said road, S. 52 W. 6.25 chains to a telephone pole; thence along said road, S. 66-45 W. 20.30 chains to a stake 3x; thence S. 11-15 E. 3.25 chains to a stone; thence S. 1-30 E. 12.80 chains to a pine stump; thence N. 89 E. 20.85 chains to a stone; thence N. 85-45 E. 20.90 chains to a stone; thence N. 6.80 chains to the beginning corner.

Less, however the 81.29 acres more or less conveyed from J. W. Henderson to B. F. Reeves recorded in the R.M.C. Office for Greenville County in Deed Book 673 at page 286 on May 10, 1961.

Less, however the .464 acres more or less conveyed from J. W. Henderson to James K. Walls and Nancy J. Walls recorded in the R.M.C. Office for Greenville County in Deed book 1127 at page 536 on July 10, 1980.

This is the same property conveyed to the mortgagors by deed of J. W. Henderson dated January 11, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Book 1142, Page 664 on

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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 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 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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