

MORTGAGE OF REAL ESTATE

RE83-31

1601 833

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE S.C.  
APR 13 9 09 AM '83  
DONNIE S. SLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN  
PURCHASE MONEY MORTGAGE

WHEREAS, F.B.C., A South Carolina Partnership,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John B. Henderson, a/k/a J. B. Henderson, Individually and as Co-Executor for Estate of Charles Berkley Henderson and Katie H. Watkins, a/k/a Katie Henderson Watkins, Individually and as Co-Executrix for estate of Charles Berkley 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 FIFTEEN-THOUSAND AND NO/100ths-----

Dollars (\$ 15,000.00 ) due and payable

No interest and no payments with the final payment only, due October 1, 1983.

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WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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 certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the southern side of Webb Road near Congaree Road and being shown on a plat of the property of F.B.C., A South Carolina Partnership, said plat being by Freeland & Associates dated May 31, 1982, consisting of 1.58 acres more or less, said plat being recorded in Plat Book 9-M at page 80, RMC Office for Greenville County, S. C., reference to said plat for the metes and bounds thereof.

This being the same as that conveyed to F.B.C., A South Carolina Partnership by deed of John B. Henderson and Katie H. Watkins, individually and as Co-Executors of the Estate of Charles Berkley Henderson, said deed being dated March 5, 1983 and recorded concurrently herewith.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
APR 13 1983  
R.M.C.

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.

DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof