

SEP 9 4 55 PM '34

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Kenneth A. Henson, Mrs. Zell Henson, W. C. Henson and Beatrice Henson

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 Forty-Five Hundred and No/100- - - - -

DOLLARS (\$4500.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, in Bates Township, on the Northwest side of the Pickens-Marietta Road (sometimes referred to as the Dacusville and Freeman Bridge Road), near Marietta, containing 45 acres, more or less, and being a part of tract No. 1 of the John Guest Estate as shown on Plat made by W.A. Hester, Surveyor, November 29, 1921, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Pickens-Marietta Road in joint line of tract Nos. 2 and 3, said pin also being the Northeast corner of tract of land heretofore conveyed by O.J. Reece to A.W. Lynch and running thence with the line of tract No. 3, N. 17-00 W. 2.30 chains to an iron pin; thence still with the line of tract No. 3, N. 45-00 W. 8 chains to an iron pin in private road, corner of lot recently conveyed by O.J. Reece to T. H. Maddox; thence along said private road and along line of said Maddox property, S. 21½ W. 2.40 chains; thence still with said Maddox line, N. 66½ W. 4.98 chains; thence still with said Maddox line, N. 19½ W. 3.32 chains to an iron pin in line of the property of G.T. Smith; thence with line of G.T. Smith property and property of Fred Ashe, N. 66½ W. 14.72 chains to an iron pin in joint line of tracts Nos. 1 and 2; thence with the line of tract No. 2, S. 41-00 W. 18.06 chains to a stone at mouth of branch; thence down said branch in a Southeasterly direction 24.22 chains to a stone om; thence S. 28¼ E. 15 chains, more or less, to an iron pin in Pickens-Marietta Road at corner of property of A.W. Lynch; thence with said road as line, N. 34½ E. 5.20 chains; thence continuing with center of said road, N. 31½ E. 4.30 chains to the beginning corner."

Being the same premises conveyed to the mortgagors by deed recorded in Volume 388 at Page 394.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

388 394

17