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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Kenneth A. Henson and Zell Henson, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Two Thousand and No/100 - - - - -

(\$ 2,000.00 ) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid, according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note,

(the terms of which are incorporated herein by reference) to be repaid in installments of Twenty and No/100 - - - - - (\$ 20.00 ) Dollars

upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal. The last payment on this mortgage, if not sooner paid, will be due and payable 11-7/12 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, lying on the northwest side of the Marietta-Dacusville Highway and containing eight and 74/100 acres, more or less, and having the following metes and bounds:

"BEGINNING at a steel wagon axle in old roadway at the south corner of the forty-five acre tract conveyed to W. C. Henson, et al., and about 25 feet southeast of the center line of present State Highway No. 186 also corner on Eppes land, and running thence along old road as property line, N. 31-30 E. 411.2 feet to iron pipe in old road; thence N. 34-30 E. 520 feet to iron pipe in center of old road about 20 feet east of center of present road; thence along line of property of Mrs. S. A. Guest, N. 17-00 W. 151.8 feet to iron pipe; thence N. 45-00 W. 339 feet to a point in settlement road over culvert pipe; thence with a new line over a pipe at 20 feet, S. 28-30 W. 230 feet to iron pipe at head of gulch or ravine, also corner of tract conveyed September 27, 1956 to B. W. Henson; thence S. 24-45 W. 688 feet to a locust post near mouth of a branch and on Eppes line; thence S. 28-15 E. 406 feet to beginning corner; being a portion of the property conveyed to W. C. Henson, Beatrice Henson, Kenneth A. Henson and Mrs. Zell Henson by A. W. Lynch by deed dated August 12, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 388, at page 394, the said W. C. Henson and Beatrice Henson having conveyed their interest in the above described property to the mortgagors by deed dated September 27, 1956, recorded in the R. M. C. office for Greenville County in Vol. 562, at page 238."