

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 896 PAGE 425

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James A. Henson and Lillie B. Henson
(hereinafter referred to as Mortgagor) is well and truly indebted unto Boyce Henson

(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 Seven Thousand and 00/100

Dollars (\$ 7,000.00) due and payable

in monthly payments of \$50.00 per month; 1st payment to become due on September 1, 1962 and continuing on the 1st day of each following month until paid in full

with interest thereon from date at the rate of three per centum per annum, to be paid: annually

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, O'Neal Township, on the East side of S. C. Highway no. 253, (Greenville to Sandy Flat Road), and on the North side of County Highway no. 262, and containing three and 64/100 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in center of S. C. Highway no. 253 at Eunice Andrea Baswell line, marked by iron pin on right-of-way line and running thence S. 75-48 E. 353 feet to corner of R. R. Tucker's corner; thence S. 12-00 E., 220.4 feet to point in center of Highway no. 262; thence S 64-29 W., 200 feet to a nail; thence S. 59-47 W., 290 feet to nail at road intersection; thence N. 64-29 W., 110 feet to point in Highway no. 253; thence along road, N. 16-40 E., 516 feet to the beginning corner.

This is all of the same property conveyed to the mortgagors herein by deed of Carl A. Henson of even date, as yet unrecorded.

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.

In Satisfaction see R. E. M. Book 1067 Page 561

28 Aug. 67
Ollie Jarneworth
11:25