



MORTGAGE OF REAL ESTATE

BOOK 1108 PAGE 158

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
To All Whom These Presents May Concern:)

We William H. Hensley and Carolyn L. Hensley, his wife SEND GREETING

WHEREAS, we the said William H. Hensley and Carolyn L. Hensley, his wife in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Oxford Mailloan Consumer Discount Company, 6701 North Broad Street Philadelphia, Pennsylvania in the full and just sum of Two thousand two hundred eight dollars and no cents (\$2208.00) and payable in 48 consecutive and equal monthly installments of \$46.00 beginning November 30, 1968 until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent besides all costs and expense of collection, to be added to the amount due on the 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 the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said William H. Hensley and Carolyn L. Hensley, his wife in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Oxford Mailloan Consumer Discount Company according to the terms of said note, and also in consideration of the further sum of Three Dollars, to us the said William H. Hensley and Carolyn L. Hensley, his wife in hand well and truly paid by the said Oxford Mailloan Consumer Discount Company 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 Oxford Mailloan Consumer Discount Company, its successors and assigns forever: all that certain piece, parcel or lot of land with improvements thereon being known as Rt. #1

Lot No. 4 Barbrey Heights, Glenhaven Courts. As described in that certain Deed recorded in Book No. 802 at Page No. 74 and dated June 27, 1966.

Legal description page three (3) of this Mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Oxford Mailloan Consumer Discount Co., its successors and assigns, forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said , its successors and assigns, from and against us and our Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance, at the demand of the mortgagee, in such amount as may be requested by mortgagee against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, we hereby assign the rents and profits of the above described premises to the said mortgagee, or its Successors or Assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises

This agreement to be consummated must be approved by Oxford in Pennsylvania and its validity and enforceability shall be determined in accordance with the laws of Pennsylvania.

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Dec. 1968
Willie L. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 O'CLOCK P. M. NO. 15610