

FILED
GREENVILLE CO. S. C.

AIR 3 2 41 PM '70

BOOK 1151 PAGE 547

1981 FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

Maurice B. Henson

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Fourteen Thousand and 00/100

DOLLARS (\$ 14,000.00), with interest thereon from date at the rate of eight (8%) 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 making 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 on Mt. Lebanon Road, at a point which is approximately 3 miles to Highway #14 and 1 mile to Mt. Lebanon Church. According to a plat prepared for Maurice B. Henson by W. N. Willis, Engineer, on February 19, 1970, and said plat which is duly recorded in Plat Book at Page in the R. M. C. Office for Greenville County, said property has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mt. Lebanon Road at a point which is located N. 41-E 148 feet from the joint front corner of property owned by the grantors herein and others; thence proceeding from said point in the center of Mt. Lebanon Road N. 44-W 345 feet to an iron pin; thence N. 46-E 125 feet to an iron pin; thence proceeding S. 44-E 345 feet to an iron pin in the center of Mt. Lebanon Road; thence along Mt. Lebanon Road S. 46-W 125 feet to the point of beginning.

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.