

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
APR 12 4 40 PM '71
OLLIE FARNSWORTH
R.M.C.

BOOK 1186 PAGE 387

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS: T. B. HENRY AND SUE W. HENRY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO.

(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 -----

TWENTY-FIVE THOUSAND AND NO/100THS-----Dollars (\$ 25,000.00--> due and payable

to be paid in equal monthly payments of \$958.30, first applied to interest and balance to principal, beginning on May 25, 1971, and \$958.30 on the 25th day of each month thereafter until paid in full, said payments being first applied to interest and balance to principal with the right to anticipate payment in whole or in part before maturity, with interest thereon from date at the rate of ----- per centum per annum, to be paid: monthly.

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, on the Old Pelham Road and having, according to a plat prepared by Robert Jordan, LS, in September, 1967, recorded in Plat Book RRR at Page 153, the following courses and distances, to-wit:

BEGINNING at a point in the center line of Old Pelham Road, on the line of Fred Hudson's property, and running along Fred Hudson's line S. 5-02 E. 676 feet to an iron pin; thence, along the line of Grantor N. 51-00 W. 527.4 feet to an iron pin; thence, continuing along line of Grantor N. 35-45 W. 317.4 feet to an iron pin, center line of Old Pelham Road; thence, along the center line of Old Pelham Road S. 73-36 E. 379.4 feet to point in the road; thence, N. 67-39 E. 123 feet to point in road; thence, N. 21-59 E. 155.6 feet to the beginning corner.

THE Grantor hereby grants to the said Grantees a right-of-way for ingress and egress over the Grantor's land, above referred to, along the Old Pelham Road which runs along and through Grantor's land, and also the Grantor hereby grants to the Grantees a right-of-way for ingress and egress over his said lands along the old plantation road which runs along the property herein conveyed to the Grantees.

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.