

GREENVILLE CO. S. C.

BOOK 1203 PAGE 271

STATE OF SOUTH CAROLINA

AUG 19 12 44 PM '71

COUNTY OF

Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Clarence A. Henson and Geneva Henson,
Route #3, Travelers Rest, South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Howard, his heirs and assigns forever,

(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 Two-Thousand Five Hundred and no/00 Dollars (\$2,500.00) due and payable in monthly installments of \$50 each. Said payments beginning September 18, 1971, and continuing each and every month thereafter until the full purchase price is paid in full.

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, in Saluda Township, lying on the N/S

of Highway no. 11, bounded by lands now or formerly of Allie Bowers Sloan, Lloyd and Evie Plumlee and Nancy H. Howard Harrison, having, according to a survey made by T. T. Dill, surveyor, May, 1963, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a road, said point being 247.5 feet North of center of old Highway no. 11, and running N. 85-00 W. 157.4 feet to line of property now or formerly of Sloan; thence following said Sloan line, N. 13-00 W., 503 feet to an iron pin; thence N. 22-00 W., 35 feet to a stake in old road; thence N. 86-00 E., 122 feet to a point in center of road; thence following center of road, S. 24-55 E. 239.5 feet to a point; thence continuing with center of road, S. 03-25 W., 52.5 feet to the point of beginning, containing 0.9 acres, more or less, being subject to such right-of-ways or easements as may have been given.

This being the same property as conveyed to the mortgagors this same date by deed of Mortgagee and Martha Howard, to be recorded herewith.

This is a second mortgage on the above described property.

Together with all and singular rights, members, herditaments, 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.