

FILED
GREENVILLE, CO. S. C.

BOOK 1225 PAGE 05

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

MAR 9 9 59 AM '72
OLLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William Wallace Henson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greer, South Carolina, its successors 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 Eighteen-Thousand and no/00

Dollars (\$ 18,000.00) due and payable in monthly installments of \$216.02 each. Said monthly payments beginning thirty days from date of Note hereof. All being due and payable in ten years from date hereof. Payments to be applied first to the principal and then to the interest,

with interest thereon from date at the rate of 7 3/4% 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, containing 4.15 Acres, more or less,

situated on the north side of the Holliday-Foster Road about three miles westward from Greer, in Chick Springs Township, Greenville County, State of South Carolina, being a portion of Tract No. 9 of the John G. Greer Estate, and being designated and shown as the Property of William Wallace Henson according to survey and plat by R. K. Campbell, Registered Surveyor, dated November 4, 1955, and recorded in Plat Book FF, page 351, R.M.C. Office for Greenville County, and having a frontage of 285 feet on the said Holliday-Foster Road, with a depth of 1083.23 feet on the east side and 967 feet on the west side, and a rear line of 174 feet.

This being the same tract of land as conveyed to the Mortgagor herein by deed of Elbert C. Lynn and Inez Lynn. Said deed dated November 9, 1955, and recorded in the Office of R.M.C. for Greenville County in deed book 538 at page 350.

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.