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HORTON, DRAWDY, DILLARD, MARCHBANKS, DONNIE S. TANKERSLEY, P.A., 307 PETTIGRU STREET, GREENVILLE, S.C. 29603
R.H.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

REGULATORY
COMPLIED WITH
Vick

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary H. Cunningham

(hereinafter referred to as Mortgagor) is well and truly indebted unto William J. Henson, his heirs and assigns

(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-four Thousand and 00/100 (\$24,000.00) Dollars

~~XXXXXXXXXXXXXXXXXXXX~~ due and payable

\$350.00 per month commencing on the 15th day of February, 1973, and payable on the 15th day of each and every month thereafter until paid in full with interest thereon at the rate of 6% per annum which is included in the \$350.00 monthly payment.

with interest thereon from date ~~XXXXXXXXXXXXXXXXXXXX~~

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 situate, lying and being in the County of Greenville, State of South Carolina, in Highland Township, and being known and designated as Tract No. 2 according to a plat made for B. D. Henson by J. Q. Bruce, Registered Surveyor, on March 12, 1963, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Jordan Road at the joint front corner of property herein being conveyed to Maurice B. Henson and proceeding N. 68-45 E. 744 feet to an iron pin; thence S. 11-15 E. 392 feet to an iron pin thence S. 82-00 W 305 feet to an iron pin; thence N. 42-00 W, 233 feet to an iron pin; thence S. 33-40 W, 264 feet to the point of beginning. This tract contains 4.0 acres, more or less.

AND ALSO

ALL that certain lot of land in Greenville County, South Carolina on the west side of Jordan Road, containing 7/10 acres more or less being part of deed to B. D. Henson by Volume 140 at Page 68.

BEGINNING on Nail center line of Jordan Road, formerly Jordan School lot corner, running thence with same S 54-15 W 158 feet (passing iron pin on line at 30 feet) to iron pin; thence N. 43-45 W, 192.3 feet to iron pin; thence N. 53-47 E, 158 feet to nail center of said road (iron pin reference at S 53-47 W, 30 feet) thence with said road S 43-46 E 193.6 feet to the beginning. Description from survey by J. Q. Bruce registered surveyor dated April 25, 1960.

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.