

FILED
GREENVILLE, CO. S. C.

APR 3 2 44 PM '73

BOOK 1271 PAGE 591

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) DO: W. S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Preston A. Henderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
their heirs and assigns forever,

L. Roy Jones and Mary P. Jones,
506 West Arlington St
Greer, S.C. 29651

(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 One-Thousand Two-Hundred and no/00

Dollars (\$ 1,200.00) due and payable

in twenty-four equal monthly installments, beginning one month from date

hereof and continuing each and every month until paid in full

with interest thereon from date at the rate of 7% 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 South of Roselane Rd., in

Cleveland Township, State and County aforesaid and being part of the property as shown on Plat Book "CC" at page 125 in the R.M.C. Office for Greenville County and having the following courses and distances, to-wit:

BEGINNING at the joint rear corner of lot 10 of said property and running thence N. 13-30 W. 334 feet to a point on Roselane, thence along Roselane Rd. 522 feet, thence 70 feet to the rear property line of Lot 8 of said plat, thence S. 40-15 W. 537 feet to the point of beginning.

This is the same property as conveyed to the mortgagor this date by

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.