

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1907-611

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Arthur L. Hensley and Willie Mae Hensley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, a corporation,

(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

Seven Thousand Four Hundred Forty and NO/100 Dollars (\$7,440.00) due and payable in Sixty (60) equal monthly installments of One Hundred Twenty-Four (\$124.00) Dollars each, commencing the First day of May, 1974, and on the First day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: after maturity

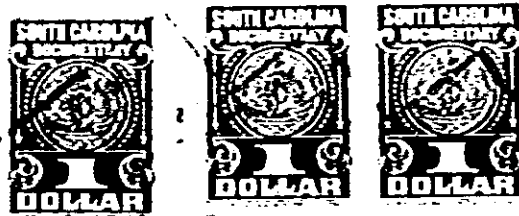
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 the Town of Simpsonville, on the northern side of Richardson Street, being known and designated as Lot No. 3 on plat of property of Bessie H. Richardson prepared by C. O. Riddle, dated January, 1960, and recorded in Plat Book "TT", at Page 129, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, N. 13-49 W. 144.4 feet to an iron pin in center of twelve foot alley referred to in old deeds, which alley has not been opened, and running thence S. 75-59 W. 79 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence running with the line of Lot No. 4, S. 13-49 E. 144.2 feet to an iron pin on the northern side of Richardson Street; thence with the northern side of Richardson Street, N. 76-11 E. 79 feet to the beginning corner.

The deeds by which this property was conveyed to Bessie H. Richardson referred to a twelve foot alley, which alley has never been opened, and according to said old deeds, this lot is 79 feet on the front and rear and 140 feet on each side. Thus, approximately 4.4 feet of this conveyance would be in said old alley.



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.

4328 RV-2