

GREENVILLE CO. S. C

SEP 23 10 22 AM '72

BOOK 1411 PAGE 467

BOBBIE S. TANKERSLEY
R.M.C

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Henry L. Makins

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. S. Spinks

(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, Five Hundred and No/100-----Dollars (\$ 1,500.00) due and payable
on DEMAND

with interest thereon from date at the rate of Eight 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

ALL that lot of land in the County of Greenville, State of South Carolina, shown on a plat entitled "Property of Henry Maken", made by Webb Surveying & Mapping Company, July 2, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the within described tract, on the line of William N. Rosemond and running thence with the line of Rosemond S. 46-15 E. 240.5 feet to an iron pin; thence S. 45-41 W. 292.4 feet to an iron pin at a branch; thence with the branch as the line, the traverse of which is N. 0-43 W. 223 feet and N. 10-10 W. 102.7 feet to an old iron pin; thence N. 47-07 E. 68 feet to the beginning corner; and containing one acre, more or less.

This being the same property conveyed to the mortgagor herein by Noah J. Rosemond and Julia R. Goldsmith recorded August 21, 1972 in the RMC Office for Greenville County in Deed Book 952 at Page 433.

TAX \$ 00.00
PB. 11218

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.

0467

4328 RV.21