REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

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State of South Carolina,

SLEY

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Greenville County of _

TO ALL WHOM THESE PRESENTS MAY CONCERN:

	SEND GREETINGS:
WHEREAS, I, we the saidTruman H. Henderson	hereinafter
called Mortgagor, in and by my, our certain note or obligation bearing even	date herewith, stand indebted,
firmly held and bound unto the Citizens and Southern National Bank of South Ca	rolina,
S. C., hereinafter called Mortgagee, the sum of \$4,105.68 plus i	nterest as stated in the note or
obligation, being due and payable inequal monthly instal	
day of 19_82, and on the same date of e	-
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortga	gee for such further sums as may
be advanced to or for the Mortgagor's account for taxes, insurance premiums, p	public assessments, repairs, or for
any other purposes: NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for a Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and by these presents does grant, bargain, sell and release unto the Mortgagee, its	hand well and truly paid by the Mortgagee ledged, has granted, bargained, sold and
All that lot of land in the County of Greenvi-le, State of SC, Cha short distance North of the City limits of Greer, containing lathe northeast side of Mosteller Road as shown on Plat, revised, or Property made by H.S. Brockman recorded in the RMC Office for Greacording to said plat, the following metes and bounds, to-wit:	.27 acres, more or less, on of the Truman Henderson
BEGINNING at an iorn pin in the center of Mosteller Road at the and Laura Henderson and running thence along the Duncan property iron pin; thence along the property of C.B. Henderson Estate, S. thence S. 35-25 W. 45.5 ft.; thence S. 49-35 W. 86 ft. to an iron Mosteller Road at the corner of C.B. Henderson Estate; thence alone 1. 47-35 W. 446 ft. to the point of beginning.	, N. 80-35 E. 374 ft. to an 19-35 E. 155 ft. to an iorn pi n pin in the center of
Mortgagee's address: C&S National Bank, PO Box 1449, Greenville, This is a portion of the same property as recorded in recorded June 17, 1968 and deeded by John E. Carbaugh.	Deed Rook offo Lage 402,
TAMP EDITOR OF TAMP EDITOR	<u> </u>

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 circular the said and all and circular the said. 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize A each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt. whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.