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GREENVILLE CO. S.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES S. HENSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST TRAVELERS REST, SOUTH CAROLINA

(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

TWO THOUSAND THREE HUNDRED AND NO/100----- Dollars (\$2,300.00) due and payable

In equal monthly installments of One Hundred and No/100 (\$100.00) Dollars beginning on the 15th day of December, 1975 and continuing on the 15th day of each month until paid in full.

with interest thereon from December 15, 1975 the rate of NINE (9) per centum per annum, to be paid: As set out above.

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 piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, containing 39.6 acres, more or less, according to plat made by J. Mac Richardson, Reg. Land Surveyor, in January, 1957, bounded on north by lands, now or formerly, of William Hood and Bud McKenzie; on east by Bud McKenzie and a branch; on the south by a branch, a creek and the Gosnell lands and on the west by William Hood and Gosnell lands. Said parcel of land is described by courses and distances on the Richardson plat and includes all of the lands except small lot lying on the branch just south of the road extending across the land and near the spring and being the same lot conveyed by Mrs. Bessie H. Henson to James S. Henson by deed dated Feb. 18, 1948, recorded in Deed Book 338, Page 81. This particular lot of land is specifically excluded from this instrument by courses and distances is described as follows:

BEGINNING on a large hickory and running thence S. 2-30 E. 171 feet to a stake; thence N. 69-15 E. 136 feet to a stake in branch; thence up the branch N. 14-15 W. 33 feet to a bend; thence N. 25-45 E. 57 feet to a bend; thence N. 34-45 W. 75 feet to a stake in branch; thence S. 75-30 W. 109 feet to a large hickory; and continuing one-acre, more or less. The land in question is shown on the plat as consisting of a 32 acre parcel which was acquired by Bessie H. Henson from W. L. Henson by deed dated Feb. 15, 1938, recorded in Deed Book 202, Page 90, together with another parcel containing 7.6 acres, which was acquired by Bessie H. Henson from W. A. Hood by deed dated March 9, 1942, recorded in Deed Book 243, Page 98. The Richardson plat is recorded in Plat Book LL, Page 185.

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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.

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