

STATE OF SOUTH CAROLINA

BOOK 1023 PAGE 23

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. GENE HENSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNIE C. BRUCE

(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 Fifteen Hundred and no/100 Dollars (\$ 1500.00) due and payable

on or before one year from date, Mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid Annually.

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, and being on the easterly side of Timber Lane near the City of Greenville, South Carolina, being designated as Lot No. 37 on the plat of Hollyvale as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book Y, Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Timber Lane, joint front corner of Lots 36 and 37, and running thence along the common line of said lots, N. 57-21 E., 253.2 feet to an iron pin; thence N. 31-15 W., 200.1 feet to an iron pin; thence S. 57-21 W., 258 feet to an iron pin on the easterly side of Timber Lane; thence along said line, S. 32-29 E., 200 feet to an iron pin, the point of beginning.

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.

The debt secured hereby is paid in full this 21st day of February 1968.

Annie C. Bruce

*Witness Mary Penn Gaines
William H. Turner*

Signed & sealed before me this 21st. day of Feb. 1968.

Arthur Williams



SATISFIED AND CANCELLED OF RECORD

21 DAY OF Feb. 1968

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:10 O'CLOCK P. M. NO. 22098