

MORTGAGE OF REAL ESTATE -- SOUTH CAROLINA

BOOK 1038 PAGE 65

This Mortgage made this 10 day of August, 1966, between Willie Lee Henderson & Alice Novella Henderson

called the Mortgagor, and Consumer Credit Co. of Mauldin, S. C. hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Twelve Hundred Forty Eight Dollars (\$ 1248.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable in consecutive installments of \$ 52.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 24th day of September, 1966, and the other installments being due and payable on

- the same day of each month
of each week
of every other week
the and day of each month

until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

All that piece, parcel or lot of land in Greenville County, Grove Township, located about three miles Southeast from Piedmont, S. C. on the West side of a hard surface road and being shown as 0.53 of an acre on plat of property made for Cardell & Annie Henderson by Charles K. Dunn and Dean E. Edens, surveyor, dated March 27, 1964 and having the following metes and bounds, to wit:

Beginning on the western side of county black top road(in center of road) old corner and running thence S. 79-30 W., 479.4 feet along the line of Willard Grayden to an iron pin, new corner; thence a new line N. 42-14 E., 472.3 feet along the line of other property of Cardell and Annie Henderson to an iron pin in center of said road; thence S. 30-05 E., 300 feet along the center of said road to the beginning corner. This is the Southeast corner of property shown on plat for Lillie Mason for sell to Cardell and Annie D. Henderson, made by Charles K. Dunn and Dean Edens, surveyor, dated Aug. 25 1962. Recorded Plat Book "XX" page 69, Greenville County R. M. C. Office.



Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be created or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

Handwritten notes: Paid in full 5-6-67, Pay: Consumer Credit Co., L.M. Blackwell, Mgr., Wit: Janice G. Vaus...

Stamp: SATISFIED AND CANCELLED OF RECORD, 8 DAY OF Dec 1970, Ollie Zarusworth, R. M. C. FOR GREENVILLE COUNTY, S. C., AT 11:59 O'CLOCK A.M. NO. 13481