

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Freddie Franklin McDonald and Carolyn D. McDonald**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Willie Mae and Arthur L. Hensley**

(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 **Four Thousand, Four Hundred Twenty-Nine and 00/100-----** Dollars (\$4,429.00) due and payable

in ninety-seven (97) monthly installments of \$45.00, beginning April 1, 1974, and continuing on the like date of each month thereafter for 97 payments, with a final payment of \$64.00, if not sooner paid, to be due and payable on the 1st day of May, 1982, with interest thereon from 1974 at the rate of eight per centum per annum, to be paid: on demand
default

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**, in or near the Town of Mauldin, being located on the Northeasterly side of Rainbow Circle and being known as Lot No. 3 on Plat entitled "Property of L. Maude Rodgers" dated Aug. 12, 1956, according to said Plat this lot fronts 110 ft. on the Northeasterly side of Rainbow Circle, with a depth of 114.4 ft. on one side and a depth of 155.5 ft. on the other side and being 125 ft. along the rear.

This is the same property conveyed to the mortgagors by deed of Willie Mae and Arthur L. Hensley, to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to TranSouth Financial Corporation.

ALSO: One (1) 1962 Champion Trailer - Serial No. G-8L-2057 - 50 x 10.
One (1) 1968 International Travel-All - Serial No. 213207-H-814868.
Model No. 1200-C.



Together with all and singular rights, members, hereditaments, 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.

0377

4328 RV-2