

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. O.
AUG 20 8 47 AM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1134 PAGE 503

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clyde W. Hensley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary B. Smith

(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 Five Thousand, Three Hundred and Twenty-nine and no/100---

Dollars (\$ 5,329.00) due and payable

Fifty (\$50.00) Dollars on August 16, 1969, and Fifty (\$50.00) Dollars on the 16th day of each and every month thereafter until this indebtedness has been paid in full

with interest thereon from date at the rate of None per centum per annum, to be paid:

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, Greenville Township, near the City of Greenville, lying and being on the northwestern side of Graceland Street, shown as Lot No. 18 on Plat made October 1924, recorded in the RMC Office for Greenville County in Plat Book G at page 14, and having according to said plat and the plat made by Pickell & Pickell dated September 18, 1946, the following metes and bounds, to-wit:

BEGINNING at a stake on the northwestern side of Graceland Street, 150 feet from the intersection of Graceland and Rendleton Road, and running thence N. 58-05 W. 162.7 feet to a stake; thence N. 30-00 E. 50.1 feet to a stake at the rear corner of Lot 19; thence along the line of said lot, S. 58-05 E. 154.5 feet to a stake on the northwestern side of Graceland Street; thence along the said Graceland Street, S. 31-55 W. 50 feet to a stake at the corner of Lot 3, the point of beginning.

This is a purchase money mortgage.

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.