

FILED
GREENVILLE CO. S. C.
MAR 22 12 59 PM '73
DONNIE S. TANKERSLEY
MORTGAGE

First Mortgage on Real Estate
REGULATED BY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, W. Thomas Henderson, III
and Janice Gellak Henderson, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-two thousand three hundred twenty-five and no/100-----DOLLARS (\$22,325.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note; and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the southern side of Creighton Street and being shown and designated as Lot 272 of Section 6 on Sheet No. 2 on a plat of a subdivision known as Colonial Hills prepared by Piedmont Engineers & Architects dated March 21, 1968, recorded in the RMC Office of the Greenville County Courthouse in Plat Book WWW at Page 13 and being described, according to said plat, more particularly, to-wit:

BEGINNING At an iron pin on the southern side of Creighton Street at the joint front corner of Lots 271 and 272 and running thence with the common line of said lots, S. 16-25 E. 243.7 feet to an iron pin; thence continuing along said course to the center line of a creek, the center thereof being the property line; thence following the meanders of said creek in an easterly direction with the center line being the property line, the traverse line of which is N. 71-53 E. 100.8 feet to a point; thence leaving said creek and running N. 16-35 W. a short distance to an iron pin in the joint line of Lots 272 and 273; thence continuing with the common line of said lots, N. 16-35 W. 241 feet to an iron pin on the southern side of Creighton Street at the joint front corner of said lots; thence with said street, S. 73-25 W. 100 feet to an iron pin, the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan, and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

The mortgagors agree that after the expiration of ten years from the (on back together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.