

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

37272 PROVINCE—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John H. Benson of Greenville County SEND GREETINGS:

Whereas, I the said John H. Benson
in and by my certain promissory note in writing, of even date with these presents, I am
well and truly indebted to W. A. Ward

in the full and just sum of Three Hundred and Seven and No/100
(\$ 307 10/100) Dollars, to be paid one day after date

Witness Said
Nellie M. R. M. C.
Dep. at 12 m.
#4774
14
See Judgment
E. S. ...
MASTER

with interest thereon from this date at the rate of seven per centum per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said John H. Benson
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. A. Ward

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said mortgagor
in hand well and truly paid by the said mortgagee

at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

W. A. Ward, his heirs and assigns,
All that piece, parcel and tract of land situate, lying and being in the State and County aforesaid and containing forty-five and one-half (45½) acres, more or less, and being in Bates Township, adjoining land of Cook McCauley and others.
This being the same land conveyed to me by J. D. McCauley by deed recorded in the R.M. C. office for Greenville County S.C.