

THE STATE OF SOUTH CAROLINA,  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. J. BENSTON

SEND GREETINGS:

Whereas, I the said T. J. Benston  
in and by MY certain PROMISSORY note in writing, of even date with these presents,  
well and truly indebted to The Peoples National Bank of Greenville

in the full and just sum of Eighteen Thousand & No/100 (\$18,000.00) Dollars

to be paid as follows: the sum of \$300.00 on prin-  
cipal on the 12th day of March, 1947, and the sum of \$300.00 on the 12th day of each month there-  
after up to and including the 12th day of August, 1947 and beginning on the 12th day of September 1947  
the sum of \$150.00 to be paid on the principal and the sum of \$150.00 on the 12th day of each  
month of each year thereafter until the principal indebtedness is paid in full,

with interest thereon from date at the rate of four (4%) per centum per annum, to be computed and paid on March 12, 194  
and monthly thereafter,

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 attorney fees, this to be added to the mort-  
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said T. J. Benston  
in consideration of the said debt and sum of money aforesaid and for the better securing of payment  
thereof to the said The Peoples National Bank of Greenville

according to the terms of the said note, and also in consideration of the further sum of Three  
the said J. T. Benston,  
in hand well and truly paid by the said The Peoples National Bank of Greenville,

PAID AND SATISFIED IN FULL  
THE PEOPLE'S NATIONAL BANK  
GREENVILLE, SOUTH CAROLINA  
J. T. Benston  
J. T. Benston

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

The Peoples National Bank of Greenville, its Successors and Assigns, forever:-  
All that piece, parcel and tract of land located on the West side of Bleachery Road,  
County of Greenville, City of Greenville, State of South Carolina and having the following notes  
and bounds, to-wit:-

BEGINNING at an iron pin on the West side of Bleachery Road opposite the entrance of  
Edward Street into Bleachery Road, thence N. 59-26 W. 98 feet to said road; thence N.  
61-45 W. 300 feet to joint corner with George Ross property, thence with George Ross line S. 38-20  
W. 292.4 feet to a point at the corner of George Ross line; thence following George Ross line, N.  
46-00 W. 450 feet to an iron pin on the Southeast side of McBeth Street; thence with McBeth Street  
S. 48-00 W. 32 feet, more or less, to a point at the G. & N. Railroad right-of-way; thence with  
said G. & N. Railroad right-of-way, S. 45-30 E. 525 feet to a point at said right-of-way; thence  
still with said right-of-way S. 33-09 E. 352 feet to a point; thence N. 37-06 E. 509 feet to a po  
on Bleachery Road, this being the beginning corner.

It is my intention by this mortgage to convey all my right and title to the property lying  
between the G. & N. Railroad right-of-way and said Bleachery Road.

This is the same property conveyed to me by deed of John W. Cantt, dated August 13, 1945, and  
recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 270, page 53.  
ALSO: ALL THAT PIECE, PARCEL OR LOT OF LAND IN Greenville Township, Greenville County, Stat  
of South Carolina, near the Northwest corporate limits of the City of Greenville, containing 2.92  
acres, more or less, according to a plat thereof prepared by Pickell & Pickell, Engineers, May 9,  
1944, and lying on the Southwest side of Riverside Road, and being more particularly described  
according to said Plat, as follows:

BEGINNING at an iron pin on the Southwest side of Riverside Road at the point of intersecti  
of said Road with McBeth Street as extended across said Riverside Road; and running thence with  
Riverside Road S. 43-45 E. 400.5 feet to an iron pin; thence S. 38-20 W. 292.4 feet to an iron pin  
near Railway right-of-way; thence N. 46 W. 450 feet to an iron pin on the Southeast side of McBeth  
Street as laid out and shown on Plat of property of H. Y. Thackston, recorded in Plat Book "N",  
page 101, R.M.C. Office for Greenville County and running thence with said McBeth Street, N. 48 E  
308 feet to the beginning corner.

ALSO all my interest in and to that easement and right-of-way across property of George Ros  
between the Southwest line of the above lot and the sewer main line for sewerage connections from  
said line to the property above described, with the right of ingress and egress to construct, main-  
tain and repair such line or lines, for the benefit of the owner of the above described property  
or any portion thereof.

This is the same property conveyed to me by deed of George Ross dated August 13, 1945, and  
recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 270, page 52.

ALSO, all machinery, equipment, supplies including shafting, pullays, hangers, beltings,  
office equipment, now located on the premises above described together with any additions or re-  
placements thereof and any other machinery, equipment, fixtures or supplies that may be purchased  
and replaced on said premises prior to the payment of the debt secured hereby including but not  
limited to the following:

- 4 American Pulley Co. All Steel Rubber Tired Roller Bearing Cotton Trucks,
- 2 Fairbanks Cotton Scales,
- 1 Continental Gin Co. 2-Story Double Box Hydraulic Baling Press with automatic