

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 12 1 16 PM 1950

T. J. BENSTON

OLLIE FARNSWORTH

R. M. C.

SEND GREETING:

WHEREAS, I the said T. J. Benston

and by my certain promissory note in writing, of even date with these presents am well and truly indebted to The Peoples National Bank of Greenville, S. C. in the full and just sum of Twenty-seven Thousand and No/100 (\$27,000.00) DOLLARS, to be paid at their offices in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Four (4) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of July 1950, and on the 1st day of each month of each year thereafter the sum of \$275.00, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April 1960, and the balance of said principal and interest to be due and payable on the 1st day of May 1960; the aforesaid monthly payments of \$275.00 each are to be applied first to interest at the rate of Four (4) per centum per annum on the principal sum of \$27,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 T. J. Benston

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Peoples National Bank of Greenville, S. C., according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said T. J. Benston, in hand and truly paid by the said The Peoples National Bank of Greenville, S. C., at and before the signing of these Presents, the receipt thereof 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, S. C., its successors or assigns, forever:

All that piece, parcel and tract of land with the buildings and improvements thereon, located on the West side of Bleachery Road near the City of Greenville, County of Greenville, State of South Carolina, and having the following metes 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 a bend in 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 point on Bleachery Road, this being the beginning corner.

It being my intention to include 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. Gantt, dated August 13, 1945, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 279, at page 53.

ALSO, all that piece, parcel or lot of land with the buildings and improvements thereon, situate in Greenville Township, Greenville County, State 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 (OVER)

PAID AND SATISFIED IN FULL BY THE 7 DAY OF July 1950 THE PEOPLES NATIONAL BANK GREENVILLE, SOUTH CAROLINA

RECORDED AND INDEXED OF RECORD THE DAY OF July 1950 OLLIE FARNSWORTH R. M. C. FOR GREENVILLE COUNTY, S. C. 1212 GREENVILLE H. 10 12 1950

WITNESS