

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James H. Benson and Carrie S. Benson - - - - - SEND GREETING:

WHEREAS, we the said James H. Benson and Carrie S. Benson in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Ninety-five Hundred and no/100 - - - - - (\$ 9,500.00 ) Dollars, with interest from the date hereof at the rate of six per cent ( 6 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Forty-two and 50/100 - - - - - (\$ 142.50 ) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said James H. Benson and Carrie S. Benson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, about one half mile east from Gilreath's Mill, lying on the East side of the road that leads from the Gilreath Mill Road to the Euncombe Road at or near A. R. Owens' Store, and being a part of the 36.10 acre tract conveyed to Pearl B. Stone by her sister in the division of their father's estate (George T. Brown, deceased), being bounded on the north and east by other lands of Pearl B. Stone, on the south by a 4.75 acre lot conveyed at the time of the said division of the said estate, and on the west by the said road, and having the following courses and distances, to wit:-

Beginning on a nail and stopper in the center of the said road, joint corner of the lot being conveyed and the 4.75 acre lot (lot No. 3), and runs thence with the common line of the said two lots, S. 30-45 E. 231 feet to an iron pin on the said line of lot No. 3; thence a new line, N. 36-50 E. 434 feet to an iron pin; thence N. 84-10 W. 286 feet to a point in the said road (iron pin back on line on the bank of the road); thence with the said road, S. 16-45 W. 47 feet to point in the center of the bridge over a creek; thence continuing with the said road, S. 31-05 W. 150 feet to the beginning corner, containing one and Sixty Four One-hundredths (1.64) acres, more or less.

This is the same lot of land conveyed to us by Pearl B. Stone by Deed dated July 21, 1951, recorded in R. M. C. Office for Greenville County in Vol. 452, page 192..