



State of South Carolina }  
COUNTY OF Greenville } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Frank F. Benson, of Greenville County, SEND GREETINGS:

WHEREAS, I the said Frank F. Benson

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of Two Thousand and No/100 - - - - - (\$ 2,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Twenty and No/100 - - - - - (\$ 20.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Frank F. Benson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Frank F. Benson in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, at and before the 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 **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, containing 28 acres, more or less, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of a county road and running thence N. 74 W. 69 feet to a stone; thence S. 70 W. 810 feet to a stone on the branch; thence down the branch, S. 4-00 W. 740 feet to a stone; thence S. 35-30 E. 1270 feet to a stake; thence N. 26-15 E. 336 feet on a new line on a large oak; thence N. 7-45 E. 900 feet to a stake; thence N 14-15 W. 200 feet to a point in road; thence along said road, N. 9-00 W. 205 feet to a stake in said road; thence still with said road, N. 4-30 W. 370 feet to the beginning corner in the center of said road, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

"The above described property is the same conveyed to me by E. L. Benson and Charlie L. Benson by deed dated April 28, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 381, at page 521, the said property being a portion of the property formerly belonging to the Estate of Robert L. McCauley and is a portion of the property which was conveyed to E. L. Benson and Charlie L. Benson by Henry Hall by deed dated February 24, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 272, at page 348."

RECORDED AND CANCELLED BY

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First Federal Savings and Loan Association  
of Greenville, S. C.