

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. BENEFIELD of
GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

C. Douglas Wilson & Co., a corporation
organized and existing under the laws of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Ninety-Five Hundred and No/100 - - - -
Dollars (\$ 9500.00), with interest from date at the rate of four and one-half per centum
(4 1/2%) per annum until paid, said principal and interest being payable at the office of
C. Douglas Wilson & Co. in Greenville, South Carolina,
or at such other place as the holder of the note may designate in writing, in monthly installments of
Fifty-Two and 82/100 - - - - - Dollars (\$ 52.82),
commencing on the first day of January, 1957, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of December, 1981.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,
sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its
successors and assigns, the following-described real estate situated in the County of Greenville,
State of South Carolina: near Greenville, South Carolina on the western side of Rocky
Knoll Drive and being known and designated as Lot No. 73 of Pecan Terrace as shown
on plat thereof prepared by Piedmont Engineering Service dated March 27, 1953 and
recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page
9. Said lot fronting 70 feet along the western side of Rocky Knoll Drive and running
back to a depth of 150 feet on the north side, to a depth of 150 feet on the south side
and being 70 feet across the rear.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be
had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

[Handwritten signatures and notes at the bottom of the page, including names like "James A. Benefield" and "C. Douglas Wilson & Co."]