

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Russell Bennfield, Jr.

SEND GREETING:

WHEREAS, I the said Russell Bennfield, Jr.

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three Thousand Five Hundred and no/100 - - - (\$ 3,500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty-six and no/100 - - - - - (\$ 3,500.00) 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 I the said Russell Bennfield, Jr. in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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 me the said mortgagor 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, Chick Springs Township, Greer School District, and lying on the southeastern side of Vernon Street, running off from Jones Avenue, and designated as Lots 13 and 14 on plat of the property labeled, V. E. Cox, and prepared by H. S. Brockman on 3-22-50, and having the following courses and distances;-

BEGINNING at the joint front corner of Lots Nos. 14 and 15 in the middle of Vernon Street and running thence as dividing said two lots N. 55-30 E. one hundred seventy-nine and two-tenths (179.2) feet to an iron pin; thence N. 34-30 W. one hundred (100) feet to the corner of Lot No. 12; thence as dividing Lots Nos. 12 and 13 on said plat S. 55-30 W. one hundred seventy-nine and two-tenths (179.2) feet to the middle of said Vernon Street; thence with the middle of said Street S. 34-30 E. one hundred (100) feet to the corner of Lot No. 15; in the middle of Vernon Street. Bounded northeast by property of unknown owners; Southeast by Lot No. 15; Southwest by Vernon Street; and Northwest by Lot No. 12.

This is the same property conveyed to Alcie V. Cox by deed of V. E. Cox, recorded in Deed Book 524 at page 281. See plat recorded in Plat Book FF, page 79.

This is the same property conveyed to me by Alcie V. Cox by deed to be recorded in R. M. C. Office for Greenville County.

11th day of April 1958
Handwritten signature
FOR GREENVILLE COUNTY
11:42 AM A 30012

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 56 PAGE 690