

MORTGAGE

JUN 8 5 02 PM 1961

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, William S. Benson,

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Fourteen Thousand and Four Hundred -----

DOLLARS (\$ 14,400.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, lying about one mile east of the Old Gilreath Mill and about four miles north of the City of Greer, containing 4.04 acres, more or less, being shown on a plat made for James H. and William S. Benson by H. S. Brockman, Surveyor, dated October 30, 1957, as amended, having the following courses and distances, to-wit:

BEGINNING on an iron pin on the J. P. Fleming line, and corner with James H. Benson, and runs thence S. 30-45 E. 281 feet to an iron pin; thence N. 71-05 E. 354 feet to an iron pin; thence N. 73-06 E. 127 feet to an iron pin; thence N. 56-15 E. 200 feet to an iron pin; thence N. 82-15 E. 182 feet to an iron pin on Pearl Stone's line; thence N. 76-45 W. 300 feet to an iron pin; thence S. 82-45 W. 110 feet to an iron pin; thence N. 45-47 W. 103.6 feet crossing branch to iron pin by White Oak; thence S. 55-05 W. 132 feet to a holly bush; thence S. 73-15 W. 381 feet to the beginning, together with right-of-way or easement granted to the mortgagor and shown in deed to the mortgagor by Pearl B. Stone recorded in Deed Book 590, page 97, R.M.C. Office For Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.