

FILED

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BOOK 860 PAGE 443



STATE OF SOUTH CAROLINA

County of Greenville

MORTGAGE OF REAL ESTATE

Mrs. Ollie Farnsworth
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: John B. Benton and
Abbie J. Benton In the State aforesaid, send Greeting:

WHEREAS, I/we, the said John B. Benton and Abbie J. Benton

(hereinafter called Mortgagor, whether singular or plural) in and by my/our certain promissory note bearing even date herewith, stand firmly held and bound unto COUNTRY SQUIRE HOMES, INC. (hereinafter called Mortgagee), in the penal sum of Seven Thousand Nine Hundred and 80/100 Dollars.

(\$7,900.80) DOLLARS

payable in 120 monthly installments each in the sum of Sixty Five and 84/100

(\$ 65.24) Dollars, except the final installment which

shall be the balance then due, the first payment commencing on the 1st day of August 1961, and continuing on like date of each month thereafter until paid, with late charges of five (5c) cents per \$1.00 on each installment not paid within ten (10) days after due date, but not exceeding the lawful maximum, as and for service charges for reinstating the obligation thereof, together with interest from maturity of any installment, if not paid when due, at the highest lawful contract rate, as in and by the said note and conditions thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, that I we, the said Mortgagor, for and in consideration of the said debt and sum of money afore-said, and for the better securing the payment thereof to the said Mortgagee, according to the terms of the said note, and also in consideration of the sum of THREE DOLLARS to me/us, the said Mortgagor, in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery 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 said Mortgagee, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land in Gantt Township, being known and designated as lot no. 32, of a subdivision known as Bel Aire Estates, as shown on a plat thereof, dated May 1956, recorded in the R. M. C. office for Greenville County in Plat Book KK, at Page 19, and having according to said plat the following Metes and Bounds, to-wit:

BEGINNING at an iron pin on Pocahatchie Trail, joint front corners of Lots Nos. 32 and 33 and running thence along the line of said lots, N. 61-12 E. 239.9 Feet to iron pin; thence running with rear line of Lot 32, S. 4-21 E. 120 feet to iron pin; thence running S. 61-12 W. 174.5 feet to iron pin on Pocahatchie Trail; thence running with Pocahatchie Trail, North West 100 feet to iron pin at point of beginning.

No residence to cost less than Seven Thousand Five Hundred (\$7,500.00) Dollars shall be erected on said lots; no residence shall be erected on any lot unless said lot has fifty (50) feet or more frontage; no residence shall be built on any lot nearer than thirty (30) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lot other than lots fronting on Staunton Bridge Road.

This conveyance is subject to all easements and rights of way of record, 1961
Grantee to pay 1961 Taxes, together with all heating, cooking, refrigerating, washing, plumbing, or similar chattels and household equipment or appliances now, or hereafter on said property, whether same be attached or detached thereto or therefrom.