

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

FEB 20 2 50 PM 1964

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 949 PAGE 465

OLLIE FARNSWORTH
R. M. C.

WHEREAS, MILDRED R. MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto R.E. Benson, his heirs or assigns

(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

Six thousand five hundred & no/100----- Dollars (\$6,500.00) due and payable in consecutive monthly installments of fifty five dollars (\$55.00), including interest & principal, first payment due on or before February 18, 1964

with interest thereon from date at the rate of Six per centum per annum, to be paid: Annually

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 purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, 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.

BEGINNING at a point in Old White Horse Road at corner of J. E. McCauley tract and running thence, with road, N45-30E 191.4 to a point; thence, N40-30E--324' to a point at the intersection of roads; thence, N53W--436' to an I. P. on edge of road; thence, N23-30W--161.7' to a large stone; thence, N88W--151.8 to a stone; thence, S14--45E--574.3' to poplar, Epps corner; thence, with Epps line, S77-30E--461.4' to an I. P.; thence, S15-05E--281.5' to a telephone pole; thence, still with Epps, S5-10W--398.9' to an I. P. in old road; thence, S45E--45' to nail and cap; thence, S89E--256 to nail and cap; thence, N74-30E--373 to bend in road; thence, S66E--338.3' to an I. P. on edge of road; thence, S24W--307.5' to an I. P. on line; thence, S1-30E--95.3' to an I. P., original corner; thence N70-45E--400' to poplar (gone); thence, S30E--606' to beginning corner, and containing 61.36 acres, more or less.

This being the same premises conveyed to Mortgagor of even date, by Paul M. Vernon

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

STATE OF SOUTH CAROLINA,
County of Greenville

The debt hereby secured is paid in full and the Lien of this instrument is satisfied, this 25 of April 1967. I, Evelyn Goddard, do hereby appear before me, R. E. Benson, and sworn deposes and says that he is the bona fide owner and holder of the same and that the same has not been assigned hypothecated or otherwise disposed of and that the same has been lost or destroyed and after diligent search cannot be found. That deponent has full authority to mark the Mortgage satisfied and cancelled of record.

By: Evelyn Goddard, April 25, 1967, R. E. Benson

Witness: Evelyn Goddard, Notary Public for S. C.

RECORDED AND CANCELLED OF RECORD this 25 day of April 1967 at 3:20 O'CLOCK. #25766