

SAFETY

GREENVILLE CO. S. C.

MAR 19 4 49 PM 1904

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

BOOK 952 PAGE 499

STATE OF SOUTH-CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES L. BENTON AND WILMIFRED E. BENTON

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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

FIFTEEN THOUSAND AND NO/100THS- - - - - -
DOLLARS (\$ **15,000.00**), with interest thereon from date at the rate of **six (6%)** per centum per annum, said principal and interest to be repaid in monthly instalments of **NINETY SEVEN AND NO/100THS-** - - - - - Dollars (\$ **97.00**) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, **situate at the northeast corner of the intersection of Autumn Drive and Cascade Court, in Greenville Township, being shown and designated as Lot 92 on plat of Section III of Tanglewood recorded in Plat Book CG at page 193 and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northern side of Autumn Drive at the joint front corner of Lots 91 and 92 and running thence with the line of Lot 91 N. 10-12 E. 176.8 feet to pin at corner of Lot 93; thence with line of Lot 93 S. 67-37 W. 192.8 feet to pin on eastern side of Cascade Court; thence with the eastern side of Cascade Court S. 21-45 E. 87.1 feet to pin; thence with the intersection of Cascade Court and Autumn Drive, the chord of which is S. 63-19 E., 27 feet to pin on Autumn Drive; thence with the northern side of Autumn Drive the following courses and distances: S. 85-13 E. 62 feet to pin; thence S. 81-45 E. 31.3 feet to pin at corner of Lot 91, the point of beginning.

Said premises being the same conveyed to the Mortgagors by deed to be recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the Mortgagor promises to pay to the Mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guarantee insurance premium, and on his failure to pay it, the mortgagee may advance it for the mortgagor's account and collect it as a part of the debt secured by this mortgage.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED OF RECORD

DAY OF _____ 19__
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. NO. _____