

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 966 PAGE 215

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert S. Green and Willie Scott,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Benson

(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 Twelve Hundred Seventy Five and no/100 ----- Dollars (\$ 1275.00) due and payable

\$50.00 monthly beginning thirty (30) days from date and a like amount each successive thirty (30) days until paid in full, payments to apply first to interest and balance to principal

with interest thereon from date at the rate of 6% per centum per annum, to be paid monthly

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, 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, in Saluda Township, containing 66.32 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of County dirt road and County surface treated road (Mush Creek Road) and running thence with said dirt road, N. 15 W., 592.5 feet; thence S. 74 W., 555 feet; thence N. 66 W., 600 feet; thence N. 16-30 W., 253 feet; thence N. 5-15 E., 358 feet to J. C. Roe Land and with that line, S. 86 W., 1024.2 feet to iron pin; thence S. 61 W., 620.4 feet to head of drain ditch; thence with ditch N. 3-15 W., 409.2 feet to center of Mush Creek; thence with center of Mush Creek as the line: S. 17-15 W., 67.3, S. 40-45 W., 134.6 feet, S. 48-15 W., 157.2 feet, S. 53-45 W., 231 feet; thence leaving said creek, S. 34-30 E., 1403.8 feet to stone; thence S. 45-30 E., 499.6 feet to the center of Mush Creek Road; thence with the center of said road: N. 48-17 E., 318 feet, N. 38-24 E., 482 feet, N. 48-09 E., 100 feet, N. 65-06 E., 50 feet; thence N. 70-50 E., 116.3 feet, S. 75-56 E., 100 feet, S. 71-24 E., 100 feet, S. 65-79 E., 200 feet, S. 75-56 E., 100 feet, S. 86-39 E., 100 feet, N. 83-45 E., 100 feet, N. 75-20 E., 100 feet, N. 66-11 E., 391.4 feet, N. 62-43 E., 285.2 feet to the point of beginning.

It is understood and agreed that the within description was taken from a plat prepared by J. Mac Richardson, December, 1947, subsequent to which time Mush Creek Road was widened, improved and changed, right-of-way having been given for same, and that the acreage hereinstated is not guaranteed.

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.

*For Satisfaction to this Mortgage
see R. E. M. 1151 Page 550.*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF April 1920
Oelie Furman

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:33 O'CLOCK P. M. NO. 21699

For Release of Lien to Rube Benson Co. See Book 813 Page 587