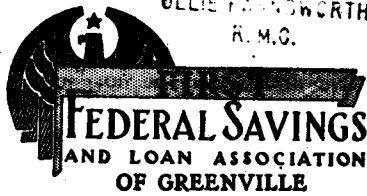


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BOOK 1010 PAGE 353

OLLIE F. BOWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Eugene Donald Bengard, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirteen Thousand and No/100----- (\$13,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-Six and 75/100----- (\$ 96.75)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 18 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 2 acres, more or less, as shown on a plat of property of Charles L. Sanders surveyed and prepared by Robert Jordan, R. L. S. August 15, 1955, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book II, at Page 191, and having, according to a more recent survey prepared for Charles L. Sanders by Piedmont Engineering Service dated February 7, 1956, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a 50-foot road, now known as Maruca Drive, formerly Montverde Drive, which point is N. 16-06 E. 308.2 feet from the intersection of the center of Maruca Drive with the center of Fairview Drive, and running thence N. 16-06 E. 215.3 feet to an iron pin; thence S. 63-00 E. 408 feet to an iron pin; thence S. 16-06 W. 215.3 feet to an iron pin; thence N. 63-00 W. 408 feet to the beginning corner; together with all of the mortgagor's right, title, and interest in and to Maruca Drive. LESS, HOWEVER, a triangular portion of said property containing .032 acres which is the same property conveyed by Bjorn P. Secher to Dessie A. and Ruby K. Mauk by deed dated April 23, 1963 and recorded in Deed Vol. 722, Page 385.

This mortgage is subject to a right-of-way for road purposes given to the County of Greenville as appears in deed recorded in Vol. 536, at Page 539, and also a right-of-way for road purposes given to Luther G. Causey by deed recorded in Vol. 614, at Page 529.

The above described property is the same conveyed to the mortgagor by Bjorn P. Secher by deed dated May 17, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 723, at Page 157.

SATISFIED AND CANCELLED OF RECORD

17th DAY OF MAR 1983

Dannie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:29 O'CLOCK A. M. NO. 23374

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 1771