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BOOK 1014 PAGE 650

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Frank C. Bennett and Yvonne B. Bennett**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Charles P. Ballenger, Jr.,**

(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 -----

Nine Thousand and no/100----- DOLLARS (\$**9,000.00---**),

with interest thereon from date at the rate of **6** per centum per annum, said principal and interest to be repaid:

One Thousand (\$1,000.00) Dollars on November 26, 1966, and Two Thousand (\$2,000.00) Dollars on the 26th day of November of each year thereafter until the entire amount has been paid, with the privilege of anticipating payment of all or any part of the unpaid balance at any time, with interest from date computed and 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 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, at the northwestern

corner of Richbourg Drive and Edwards Road near the City of Greenville, being shown as Lot 7, and part of Lot 8, on plat of L. L. Richbourg, made by Dalton & Neves, October 1944, recorded in the RMC Office for Greenville County in Plat Book R at page 65, and being described according to a more recent survey prepared by R. W. Dalton, February 8, 1950, as follows:

BEGINNING at an iron pin in the center of the intersection of Richbourg Drive and Edwards Road, and running thence with the center of Richbourg Drive, N. 22-53 W. 169 feet, N. 16-48 W. 245 feet, and N. 10-02 W. 796 feet to an iron pin, corner of Lot 9; thence with line of said lot, S. 78-40 W. 250 feet to an iron pin, corner of Lot 8; thence through Lot 8, S. 18-30 E. 643.3 feet to an iron pin in center of Edwards Road; thence with center of said Road, N. 43-50 E. 260 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Charles P. Ballenger, Jr., to be recorded herewith.

This mortgage is junior in lien to that of the mortgage executed this day by the mortgagors herein to Fidelity Federal Savings and Loan Association in the amount of \$36,000.00.

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 Release to this Mortgage of Lot 7 & Part Lot 8 see A.E. M. Book 1186 page 327.