

JAN 16 4 44 PM 1967

OLLIE FARNSWORTH
R.M.C.

BOOK 1048 PAGE 257

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH R. BENNETT, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EARL K. BENTLEY

(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

Thirteen Hundred Dollars (\$1,300.00) due and payable in monthly installments of Thirty Dollars and Fifty Four Cents (\$30.54) each month beginning on February 16, 1967 and continuing on the 16th day of each month thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: ~~xx~~ /with each monthly payment ~~of~~ \$54.33.

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, on the southern side of North Estate Drive, shown as Lot No. 50 on plat of Crestwood, Inc., recorded in Plat Book S. at Page 189, in the R.M.C. Office for Greenville County and being further described according to said plat as follows:

BEGINNING at an iron pin on the southwestern side of North Estate Drive at the joint front corner of Lots Nos. 49 and 50 and running thence with the line of Lot No. 49, S. 47-W. 120.7 feet to an iron pin; thence N. 36-15 W. 106.1 feet to an iron pin; thence N. 36-15 W. 106.1 feet to an iron pin on the southeastern side of North Estate Drive; thence with the southeastern side of North Estate Drive, N. 49-40 E. 35 feet to an iron pin on the southeastern side of North Estate Drive; thence with the southern side of N. Estate Drive, N. 79-05 E. 50 feet to an iron pin on the southern side of North Estate Drive; thence S. 74-10 E. 50 feet to an iron pin on the southwestern side of North Estate Drive; thence with the southwestern side of North Estate Drive, S. 52-05 E. 35 feet to the beginning corner.

Being the same property conveyed to the Grantee by deed recorded in Deed Book 806 at Page 508 in the R.M.C. Office of Greenville County.

Together with all and singular rights, members, hereditaments, 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.

Paid in full this 6 day of June 1967.

H. S. Bentley

Mae B. Bentley

Witness Jennie B. Bennett

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Feb. 1967

Ollie Farnsworth

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

AT 10:29 O'CLOCK A. M. NO. 19520