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GREENVILLE CO. S. C.

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CLERK OF COURTH

BOOK 1091 PAGE 231

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James Bobby Bennefield

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 Eighteen Thousand and No/100ths-----

DOLLARS (\$ 18,000.00), with interest thereon from date at the rate of 6 3/4% per centum per annum, said principal and interest to be paid as therein stated, 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 15, 1993

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Chick Springs Township containing 1.08 acres as shown on plat of James Bobby Bennefield recorded in the R.M.C. Office for Greenville County in Plat Book XXX, page 133** and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Old Greenville-Sandy Flat Road, corner of W.G. Bennefield and Florine Keith and running thence S 31-30 E along the center of the old road 60 feet to an iron pin; thence S 69-33 W 282 feet; to a branch; thence along the branch as the line, the traverse of which is N 33-12 W 189 feet; thence along the branch the traverse of which is N 13-19 W 277.5 feet to an old stone at the corner of J.M. Bradley; thence along J.M. Bradley and Florine Keith S 76-30 E 365 feet to the point of beginning. This is the same property conveyed to me by deed of W.G. Bennefield to be recorded of even date herewith.