

FILED
GREENVILLE CO. S. C.

BOOK 1158 PAGE 27

STATE OF SOUTH CAROLINA

JUN 15 3 11 PM '70

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Bennett

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Wilkins

(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

Eleven Thousand - - - - - Dollars (\$ 11,000.00) due and payable
six months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-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, being known and designated as Lot No. 7, Staunton Bridge Road, as shown on a plat of Oxford Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book W, at page 158, and having, according to said plat, the following description:

Beginning at a concrete monument on Staunton Bridge Road, joint front corners of property now or formerly, Eubanks property, and lot 7, and running thence 160.7 feet along the line of Eubanks property to a marker at joint rear corners of Lots 7 and 10; running thence 97.4 feet along the rear line of Lot 10 to an iron pin at joint rear corners of Lots 6 and 7; running thence along the line of Lot 6, 161.4 feet to an iron pin at joint front corners of Lots 6 and 7; running thence 80.3 feet along Staunton Bridge Road to a concrete monument at joint corners of Lot 7, and Eubanks property, the point of beginning.

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 and satisfied this Sept 2, 1970.

W. W. Wilkins

Witness David H. Wilkins

SATISFIED AND CANCELLED OF RECORD

2 Sept 1970
Ollie Farnsworth

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

AT 11:16 O'CLOCK A. M. NO. 5307