

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE, CO. S. C.

BOOK 1207 PAGE 43

SEP 17 4 57 PM '69

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. H. C.

WHEREAS, E.C. Vernon

(hereinafter referred to as Mortgagor) is well and truly indebted unto R.E. Benson

(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

Sixty five hundred and No/100 Dollars (\$6500.00 ) due and payable

in monthly payments of \$100.00, payable the first of each consecutive month, until paid in full. Payment first applied to interest and balance to principal.

with interest thereon from date at the rate of SIX per centum per annum, to be paid:

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, Paris Mountain Township, as shown by plat dated September 18, 1942, made by W.J. Middle and more fully described as follows:

BEGINNING at a stake in the Blackberry Valley Road and running thence S. 43 W. 469 feet to a stake in the Blackberry Road; thence S. 47 E. 615 feet to a stake in center of branch; thence N. 28-30 E. 490 feet along the meandrings of the branch to a stake in the branch; thence N. 47 E. 476 feet to the beginning corner, containing five (5) acres more or less, and being the same property deeded to Beatrice Benson by deed of C.G. Wyche dated September 30, 1942 and the same property devised to Eddie Banson by will of the said Beatrice Benson. For further reference see records of Court of Probate, Greenville County, Apt. 885, File 21.

This also being the same property deeded to mortgagee by Ralph W. Drake, as Judge of the Court of Probate, Greenville County, November 3, 1969 and recorded in the R.M.C. office Greenville County in Vol. 878 at page 519

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