

FILED
GREENVILLE CO. S. C.

APR 21 2 42 PM '72

BOOK 1230 PAGE 167

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES L. BENTON and WINIFRED E. BENTON

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand Five Hundred and no/100-----DOLLARS

(\$ 18,500.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 northeastern corner of the intersection of Autumn Drive and Cascade Court, in Greenville Township, being shown and designated as Lot 92 on plat of Section III, Tanglewood, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at page 193 and having the following courses and distances:

BEGINNING at an iron pin on the northern side of Autumn Drive at joint front corner of Lots 91 and 92 and running thence with Lot 91, N. 10-12 E. 176.8 feet to a pin at corner of Lot 93; thence with line of Lot 93, S. 67-37 W. 192.8 feet to a pin on eastern side of Cascade Court; thence with eastern side of Cascade Court, S. 21-45 E. 87.1 feet to a pin; thence with intersection of Cascade Court and Autumn Drive, the chord of which is S. 63-19 E. 27 feet to a pin on Autumn Drive; thence with northern side of Autumn Drive, the following courses and distances: S. 85-13 E. 62 feet to pin; thence S. 81-45 E. 31.3 feet to pin at corner of Lot 91, the point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 744 at page 556.

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.