

FILED
GREENVILLE CO, S.C.
OCT 13 4 22 PM '72
ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS R. F. Garrett, A. R. Vanadore, W.M. Tripp as Trustees for
The Independent Order of the Odd Fellows, Pelzer Lodge No. 63

(hereinafter referred to as Mortgagor) is well and lawfully indebted unto Sarah S. Bennett

(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

Two Thousand Two Hundred and No/100 ----- Dollars (\$ 2,200.00) due and payable

in monthly installments of \$75.00 each
first payment being due January 1, 1973, and a like payment
due the first of each month thereafter, until paid in full
with interest thereon from October 1, 1972 the rate of 6 1/2 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, in Oaklawn Township, being shown on plat entitled "Property of Sarah Bennett", prepared by Robert Spearman, R.S., dated September 14, 1972, having the following metes and bounds to-wit:

BEGINNING at a nail & cap in the center of Highway 20, 1360 feet South of the intersection of a county road and S.C. Highway 20, and running thence with the common line of this property and property of Beulah Smith, S 83-10 E 1708 feet to an iron pin; thence S 13-49 W 308.1 feet to an iron pin; thence N 81-48 W 162.1 feet to an iron pin in the center of S.C. Highway 20; thence with center of said Road, N 16-30 E 138.6 feet; thence N 08-43 E 165.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by the Mortgagee by deed to be recorded recorded herewith.

This mortgage is executed pursuant to a resolution adopted by the Independent Order of the Odd Fellows, Pelzer Lodge, No. 63, said resolution dated October 2, 1972, granting, pursuant to the by-laws, for the Trustees to execute this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.