

State of South Carolina

FILED
GREENVILLE CO. S. C.

COUNTY OF Greenville

JAN 16 11 45 AM '74

DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

I, James Benson, Jr.

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by **my** certain promissory note in writing, of even date with these Presents, **am** well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

Fourteen thousand - - - - - DOLLARS,

to be paid in monthly installments of \$166.19 commencing on the **10** day of **February, 1974** and on the **10** day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the **10** day of **January**, 19**75**.

with interest thereon from **date** at the rate of **7½** per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All of that certain lot of land, with all improvements thereon, located in said State and County, in the City of Greer, lying on the northeast intersection of West Poinsett Street and Piedmont Avenue, now Memorial Drive) and having the following courses and distances:

BEGINNING on an iron pin at the intersection of West Poinsett Street and Memorial Drive and run thence with the property line Piedmont Avenue (Now Memorial Drive) N. 10-50 E. 191.5 feet to a stake on the east side of Piedmont Avenue, now Memorial Drive, corner lot Now or formerly owned by W.M. Mason; thence along the line of the Mason lot S. 78-00 E. 69 feet to a stake; thence S. 11-10 W. 216.5 feet to a stake on the North side of East Poinsett Street; thence S. 11-10 W. 216.5 feet to a stake on the North side of East Poinsett Street; thence with the property line of West Poinsett Street N. 56-15 W. 73 feet to the beginning corner, and designated as Lot No. 1, on a plat of the Mary E. Hightower property dated June 5th, 1945. This is the same property conveyed to James M. George and Fred E. Cason by deed of Elizabeth C. Pirkle dated March 23, 1961 and recorded in Deed Book 670 at page 351, R.M.C. Office for Greenville County, S.C. and conveyed to James Benson, Jr. by deed dated April 26, 1963 by James M. Cason and George G. Cason and Fred E. Cason deed recorded in Deed Book 722 page 160. R.M.C. Office for Greenville County.

See plat referred to above in name of Mrs. J.O. Hightower Estate recorded in Plat Book SSS at pages 34 and 35.

