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DOMINIC S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael L. Poore

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Bobby Bennefield and Mary O. Bennefield

(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 Four Thousand, Five Hundred and no/100--- Dollars (\$4,500.00) due and payable

in sixty monthly installments of \$114.00 each the first such payment to be due on the 7th day of April, 1974 and a like amount on the same day of each month thereafter until paid in full;

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

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:

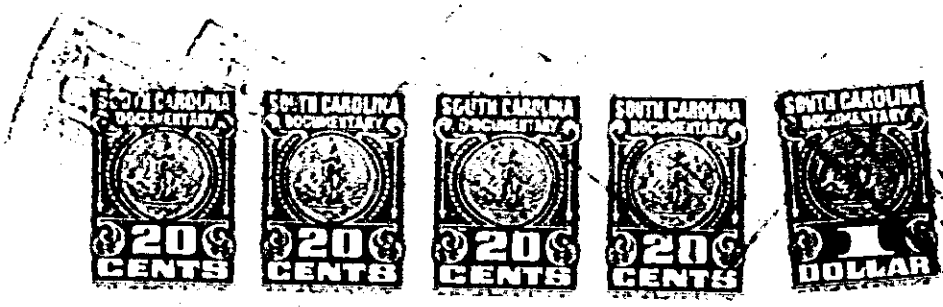
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, situate, lying and being on the northern side of West Parker Road and known and designated as Lot 2 according to a plat entitled Monaghan Subdivision dated August 9, 1954 by Piedmont Engineering Service recorded in the R. M. C. Office for Greenville County in Plat Book GG at pgs. 86 and 87 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on West Parker Road, joint front corner of Lots 2 and 3 and running thence along the line of Lots 2 and 3 N. 32-14 E. 200.6 feet to a point; thence running N. 74-13 E. 116.1 feet to a point; thence running S. 28-08 W. 298.8 feet to a point on West Parker Road; thence running along West Parker Road N. 51-30 W. 100 feet to the point of beginning.

This mortgage is junior in rank to that certain mortgage held by First Provident Corporation of South Carolina which is of record in the R. M. C. Office for Greenville County in Mortgage Book 954, at page 99.

180



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 lifted 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.

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