

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 23 8 52 AM '75
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1342 PAGE 581
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Michael L. Bennefield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carroll G. Hamet

(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 One Thousand Eight Hundred Forty Six and 00/100

Dollars (\$ 1,846.00) due and payable
in monthly installments of Fifty (\$50.00) Dollars each, first payment due and payable
thirty (30) days from date and to continue in like payments each and every month
thereafter until paid in full,

with interest thereon from no interest at the rate of -0- per centum per annum, to be paid: no interest

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:

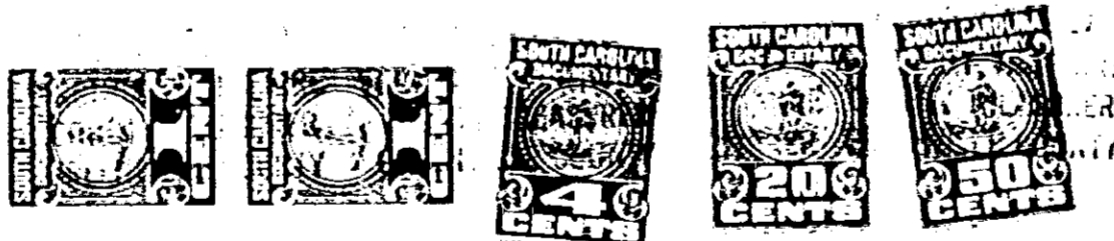
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, being known and designated as LOT NUMBER 20, on the northwestern side of Vernon Street, as shown on a plat of the "Property of V.E. Cox" dated 1950 of record in the office of the RMC for Greenville County, in Plat Book FF page 78, with the dimensions of said lot being 50 feet X 179.2 feet, subject to all easements, restrictions and rights of way of record.

ALSO all that piece, parcel of lot of land, in said County and State, and being the northwestern-most ten (10) feet of LOT NUMBER 21 of the V.E. Cox property, of record in the office of RMC of said county in Plat Book FF, page 78, and having the following courses and distances, to-wit:

BEGINNING at an iron pin of the corner of Lots number 20 and 21 and running up the joint line of said lots N. 55-30 E. 179.2 feet to an iron pin, the joint rear corner of lots 21 and 20; thence S. 34-30 E. 10 feet to a point; running thence S. 55-30 W. 179.2 feet to an iron pin on the northeastern side of Vernon Street; thence with the northeastern side of Vernon St., N. 34-30 W. 10 feet to the point of beginning, being subject to all easements, rights of way and restrictions of record.

This being that same property conveyed to mortgagor this date by deed of mortgage to be recorded herewith.

This is a SECOND MORTGAGE, subject to the first mortgage executed to Thomas & Hill, Inc.,



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.

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