

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
INDEXED

WHEREAS, EUSTACE BENNETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CITIZENS BUILDER MARTS

(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 FIFTY-EIGHT AND 14/100----- Dollars (\$1,858.14 ) due and payable

as per the terms of said note;

with interest thereon from Oct. 26, 1975 at the rate of eight per centum per annum, to be paid as per the terms of said note.

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, on the northwestern side of Enoree Court, and being known and designated as Lot 5 on a plat of Enoree Heights, dated August, 1960, prepared by J. Mac Richardson, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, at Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern edge of Enoree Court, joint front corner of Lots 4 and 5, and running thence along a line of Lot 4 N. 64-28 W. 192.6 feet to a point; thence N. 21-24 E. 90 feet to the joint corner of Lots 5 and 6; thence along a line of Lot 6 S. 73-13 E. 196.4 feet to a point on the western edge of Enoree Court; thence along the western edge of Enoree Court S. 22-41 W. 100 feet to a point; thence continuing along the western edge of Enoree Court S. 25-32 W. 20 feet to the beginning corner.



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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