

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 21 8 41 AM '79
DORIS S. TANKERSLEY
R.M.C.

VCL 1467 PAGE 233

To All Whom These Presents May Concern:

We, William S. Benson and Dan W. Wilson

SEND GREETING:

WHEREAS, we the said William S. Benson and Dan W. Wilson in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of ---Fifteen Thousand and NO/100--- (\$ 15,000.00) Dollars, with interest from the date hereof at the rate of ten $\frac{1}{4}$ per cent (10 $\frac{1}{4}$ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of ---One Hundred Eighty-One and 44/100---

--- (\$ 181.44) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said William S. Benson and Dan W. Wilson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, and being the eastern one-half ($\frac{1}{2}$) of lot number THREE (3) as shown on plat of property of H. M. Satterfield (but in fact the property of W. C. Satterfield) by H. S. Brockman, surveyor, dated December 28, 1935 and having the following courses and distances, to-wit:

BEGINNING at iron pin, corner of A. H. Brockman lot on line of (formerly) Hunter Jones lot and running thence with the Brockman line S. 17-41 E., 37.7 feet to iron pin; thence N. 75-07 E., 13 feet to iron pin on the A. H. Brockman line; thence with the line of lots nos. 1 and 2 on said plat S. 10-50 E. 182.8 feet to iron pin on the northern edge of Cannon Ave. thence therewith 77-37 W., 68 feet to an angle; thence N. 55-11 W., about 26.7 feet to iron pin, so as to divide as equally as possible in halves the said lot no. 3 on said plat; thence northeasterly along such dividing line (by cutting said lot in halves) to the beginning corner, Last course being N. 9-46 E., 183.5 feet, see plat book 4B page 83.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This being the same property conveyed to mortgagors by deed of F. Marion McCuen and Marlene A. McCuen to be recorded herewith.

GCTO

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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