

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OF. FILED
11 PM '79
DONNERSLEY

SECOND

1417-870

S. C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BEN C. INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE W. PRIDMORE

(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

Eight Thousand and no/100ths - - - - - Dollars (\$ 8,000.00) due and payable

with interest at the ~~with interest at the~~ rate of 0% per centum per annum, to be paid:

in accordance with terms of note of even date herewith

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 the buildings and improvements thereon, to be hereafter more particularly described, and being in the State of South Carolina, County of~~

All that certain lot of land with the buildings and improvements thereon on Templewood Drive in the County of Greenville, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 74, Section I as shown on Plat of Oakrest Subdivision, recorded in the RMC Office for Greenville County in Plat Book "GG" at pages 130 and 131; and having such metes and bounds as shown thereon.

This being the same property conveyed unto Ben C. Inc. by deed of Elizabeth S. Carper, dated and recorded concurrently herewith.

*This mortgage being a junior lien to a mortgage in favor of The Philadelphia Saving Fund Society (said mortgage having been assigned to them by C. Douglas Wilson Co.), evidenced by mortgage recorded in Mortgage Book 944, at Page 244, in the R.M.C. Office for Greenville County, S.C.

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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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