MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Luis E. Gil and Luz M. Gil

hereinafter referred to as Mortgagor as well and truly indebted unto

Charles William Bennett, Jr.

(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

Three Thousand ---------- Dollars $3,000.00 - Dollars

with interest thereon from Date at the rate of Nine per centum per annum, to be paid

$1,500.00 on September 30th 1981 and
$1,500.00 on September 30th 1982.

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 become indebted to the Mortgagee from time to time, 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, the Mortgagee's heirs, 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 southeast side of Riley Road, and shown on plat entitled "Property of Luis E. Gil and Luz M. Gil" recorded in Plat book 8-G, page 11 of the RMC office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Riley Road, 911.4 feet more or less from intersection of Riley Road and Welcome Road; and running thence S. 65-04 E. 156 feet to an iron pin; thence turning S. 24-59 W. 100 feet to an iron pin; thence turning N. 67-26 W. 166.5 feet to an iron pin on the southeastern side of Riley Road; thence with the southeastern side of said road N. 30-31 E. 107.4 feet to iron pin the point of beginning.

This is the same property conveyed to mortgagors by Ben-C-Inc. by deed dated 9/29/80 recorded 9/30/80 in deed volume 1134 page 557 of the RMC Office for Greenville County, S. C.

Mortgagee's address:

111 Riley Road
Greenville, S. C. 29611

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and all heating and plumbing systems, stoker and bin equipment, air conditioning units, water heaters, ranges, refrigerators, dishwashers, disposals, ventilators, TV antennas, carpeting and other fixtures now or hereafter attached, connected or located therein or thereon, and all other equipment other than the usual household furniture, all of which shall be deemed fixtures and a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same, and that all taxes, mortgages, and other liens and encumbrances against the premises are paid and satisfied except for the mortgage herein described, and that the premises are free and clear of all other encumbrances, and that the Mortgagor will forever warrant and defend the said premises unto the Mortgagee, its successors and assigns, against the lawful claims of all persons whomsoever.

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