

Address: Route #2, Travelers Rest, South Carolina 29690

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jack
We, /Cecil Ward, Jr. & Cornelia R. Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charlie L. Benson & Mildred E. Benson

(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

---Ten Thousand & No/100----- Dollars (\$ 10,000.00) due and payable

at the rate of \$225.00 per month, with payment first applied to interest, at the rate of $12\frac{1}{2}$ per cent, then to principal, with first payment due 12/3/84 & the 3rd day of each successive month for a period of 60 months, until paid in full;

with interest thereon from date at the rate of $12\frac{1}{2}$ per centum per annum, to be paid:

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, State of South Carolina, in Bates Township, containing 0.87 Acre, more or less, and according to Plat of Survey prepared by Freeland & Associates, Land Surveyor #4781, Greenville, S. C., having the following metes & bounds, to-wit:

BEGINNING at an I. P. in center of Benson Road, as shown on said plat, and running N 89-40 W 173.15' along line of said road to an I. P. shown in said road; thence S 28-25 E 414.15' along line of Tract B to a corner I.P.; thence along the line of Glenn Hawkins property N 08-05 E 171.3' to an I.P.; thence N 14-00 W 199.6' to an I.P. in center of said Benson Road, being point of beginning. Point of beginning being shown as 556' from Coleman Road.

(CONTINUED ON NEXT PAGE)

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