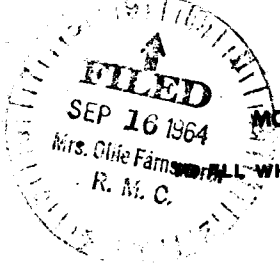


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

BOOK 972 PAGE 89

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clarence Benson

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. B. Edwards

(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 Seventeen Hundred Forty Five and 53/100

Dollars (\$ 1745. 53 ) due and payable

in 71 monthly installments of Twenty Four (\$24. 00) Dollars per month and one payment of Forty One and 53/100 (\$41. 53 ) Dollars

with interest thereon from ~~DATE~~ maturity at the rate of Seven per centum per annum, to be paid: annually

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

About three miles west from Greer, being a part of the same land inherited by me from the John James Estate, and being bounded on the north by lot previously sold by me to Clarence Benson and other lands of myself, on the east and south by other Lands of myself and on the west bylands of Dewey Miller and the estate of Mr. Pitts, and having the following courses and distances, to wit:

Beginning on an iron pin, joint corner of this lot and lots of Clarence Benson and Boyce Durgam, and runs thence M. 62-50 E. 200 feet to an iron pin, new corner; thence another new line S. 23-10 E. 520 feet to an iron pin near a bob wire fence; thence following the fence S. 60 15 feet to an iron pin, N. M. ; thence continueing with the fence S. 47-10 W. 200 feet to an iron pin, joint corner of the Pitts tract; thence with the Pitts and Dewey Miller lines N. 25-15 W. 203 feet to an iron pin on the Miller line and joint corner of the lot previously sold by me to Clarence Benson; thence with the Benson line N. 62-50 E. 229 feet to an iron pin, Benson's corner; thence continueing with the Benson line N. 25-15 W. 380 feet to the beginning corner, and containing Three and Twenty One One-hundredths (3. 21) Acres, more or less.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

For Release Mt, see Book 879 page 269 due to A. P. Benson et al

For Release Mt, see Book 877, page 130, due to A. P. and Ruby Benson. See Book 877 page 543