

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 80  
WILKINS

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BEN-C-INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM W. WILKINS, 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

FIFTY SIX THOUSAND ----- Dollars (\$ 56,000.00 ) due and payable  
six months from date

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12% per centum per annum, to be paid: Semi-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, 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 being shown on survey for Charles W. Bennett by Carolina Surveying Co. dated March 28, 1980 which is recorded in the RMC Office for Greenville County, S. C. in plat book 7 W at page 80, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Riley Road, 804 feet, more or less, from the intersection with Welcome Road, and adjoining property now or formerly of Baldwin; thence with line of Baldwin property S. 62-20 E. 145.4 feet to an iron pin; thence S. 24-47 W. 100 feet to an iron pin corner of property now or formerly of Smith; thence with the line of said property N. 65-04 W. 156.0 feet to an iron pin on the southeast side of Riley Road; thence with the southeast side of said road, N. 30-31 E. 107.4 feet to the point of beginning.

ALSO: All that tract of land in the county of Greenville, State of South Carolina, on the southeast side of Riley Road and being shown on survey for Charles W. Bennett by Carolina Surveying Co. dated March 28, 1980 which is recorded in the RMC Office for Greenville County, S. C. in Plat Book 7 W at page 79, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Riley Road, 911.4 feet, more or less, from the intersection with Welcome Road, and adjoining property now or formerly of Smith; thence with line of Smith property, S. 65-04 E. 156.0 feet to an iron pin; thence S. 24-59 W. 100 feet to an iron pin corner of property now or formerly of Black; thence with the line of said property N. 67-26 W. 166.5 feet to an iron pin on southeast side of Riley Road; thence with said road N. 30-31 E. 107.4 feet to the point of beginning.

This is the same property conveyed to mortgagor by Barbara D. Smith by deed dated April 3, 1980 recorded April 4, 1980 in deed vol. 1123 page 499 of the RMC Office for Greenville County, S. C.

Mortgagee address:  
408 East North Street  
Greenville, S. C. 29601

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
RECORDED  
APR 11 1980  
4087

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 is 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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