

The State of South Carolina,

MAY 7 12 13 PM 1954

County of GREENVILLE

OLLIE FARNSWORTH  
R. M.C.

To All Whom These Presents May Concern:

T. J. BENSTON

SEND GREETING:

Whereas, I, the said T. J. Benston  
hereinafter called the mortgagor(s)  
in and by my certain promissory note in writing, of even date with these presents, are well and truly  
indebted to THE PEOPLES NATIONAL BANK, of Greenville, S. C.,  
hereinafter called the mortgagee(s), in the full and just sum of Seventeen Thousand and No/100  
----- DOLLARS (\$ 17,000.00 ), to be paid

as follows:

The sum of \$142.00 to be paid on the principal on the 15th day of June, 1954, and the sum of \$142.00 to be paid on the 15th day of each month thereafter, up to and including the 15th day of April, 1964, and the balance of principal then remaining to be paid on the 7th day of May, 1964,

, with interest thereon from date

at the rate of Five (5%) percentum per annum, to be computed and paid  
June 15, 1954, and on the 15th day of each month thereafter,

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said The Peoples National Bank of Greenville, S. C., its successors and assigns, forever:

ALL that piece, parcel and tract of land with the buildings and improvements thereon, located on the West side of Bleachery Road, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Bleachery Road, opposite the entrance of Edward Street into Bleachery Road; thence N. 59-26 W., 98 feet to a bend in said Road; thence N. 61-45 W., 300 feet to joint corner with George Ross property; thence with George Ross line S. 38-20 W., 292.4 feet to a point at the corner of George Ross line; thence following George Ross line, N. 46-00 W., 450 feet to an iron pin on the Southeast side of McBeth Street; thence with McBeth Street, S. 48-00 W., 32 feet, more or less, to a point at the G & N Railroad right-of-way; thence with said G & N Railroad right-of-way, S. 45-30 E., 525 feet to a point at said right-of-way; thence still with said right-of-way, S. 33-09 E., 352 feet to a point; thence N. 37-06 E., 509 feet to a point on Bleachery Road, this being the beginning corner.

It being my intention to include all my right and title to the property lying between the G & N Railroad right-of-way and said Bleachery Road.

This is the same property conveyed to me by deed of John W. Gantt, dated August 13, 1945, recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 279, at page 53.

ALSO, all that piece, parcel or lot of land with the buildings and im-