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GREENVILLE CO. S. C.

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BOOK 666 PAGE 351

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LILLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Ralph C. Benson, Jr., (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Mary R. Moore**

(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 **Twenty-three Hundred Eight and 88/100 - - -**

DOLLARS (\$ 2308.88),

with interest thereon from date at the rate of **six (6%)** per centum per annum, said principal and interest to be repaid: **\$26.00** per month beginning **February 26, 1956**, and a like payment of **\$26.00** on the **26th** day of each month thereafter until paid in full, with interest thereon from date at the rate of **six (6%)** per cent. per annum, to be computed and paid monthly

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 pursuant to the covenants herein and also in consideration of the further sum of **Three (\$3.00)** Dollars 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, his 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 northwestern corner of **Patterson Street and Hampton Avenue Extension**, being shown as **Lot No. 3** on plat of property of **George W. Marshall Estate**, recorded in Plat Book "F" at Page 57, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the northwestern corner of **Patterson Street and Hampton Avenue Extension**, and running thence with the northern side of **Hampton Avenue Extension N. 39-08 W. 57.5 feet** to pin at corner in **Lot 2**; thence with line of **Lot 2 N. 50-52 E. 125 feet** to iron pin in line of **Lot 4**; thence with the line of said lot **S. 39-08 E. 57.5 feet** to pin on **Patterson Street**; thence with **Patterson Street S. 50-52 W. 125 feet** to the point of beginning."

Being the same premises conveyed to the mortgagor by deed of **Mary R. Moore** to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to a mortgage given by the mortgagor to **Fidelity Federal Savings & Loan Association** in the sum of **\$2600.00**, of even date.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.