

FILES

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

NOV 4 10 14 AM 1959

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FRANKFORTH
MORTGAGEE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cornelia C. Hawkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. 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 **Twenty-Six Hundred Sixty-Two and 90/100-----**

DOLLARS (\$ 2662.90),

with interest thereon from date at the rate of **Seven** per centum per annum, said principal and interest to be repaid: **On or before one year after date**, with interest thereon from date at the rate of **7%** per annum, to be computed and paid annually in advance

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,

in Bates Township, located about 4 miles north from Travelers Rest, S.C. and on the west side of the Geer Highway, and on the south side of the North fork of Saluda River, bounded by lands of J.M. Whitmire, J.N. Bates, Chandler, Epps, and possibly other, and having the following courses and distances: BEGINNING at an iron pin on the southern side of said river and running thence S. 27½ E. 33.20 chs. to stone; thence N. 62-45 E. 25.20 chs. to a stake; thence N. 27½ W. 18.20 chs. to a stone, W.O. gone; thence S. 62-45 W. 12 chs. to a stone; pine gone; thence N. 27½ W. 20.00 chs. to a ash on the river; thence with the river 15.00 chs. to the beginning corner, containing 74 acres, more or less.

ALSO, all that other tract of land in Bates Township, having the following metes and bounds, to-wit: BEGINNING at an iron pin in the Circle Road, and running thence S. 56-30 W. 150 feet, the branch being the line; thence continuing with said branch as the line, N. 72-03 W. 368 feet to a wild cherry in branch fork; thence running S. 59-00 W. 626 feet; thence running N. 27-15 W. 353 feet; running thence S. 62-45 W. 812 feet to iron pin; running thence N. 27-15 W. 1320 feet to a water oak on North Saluda River; thence running with North Saluda River as the line, N. 26-06 E. 500 feet to a hickory thence running S. 59-31 E. 230 feet to an iron pin; thence S. 52-36 E. 601 feet to a stake; running thence S. 31-31 E. 350 feet to the branch; thence with the branch as the line, N. 80-47 E. 275 feet; thence continuing with said branch S. 52-22 E. 195 feet; running thence N. 71-52 E. 825 feet to a nail and cap in Circle Road; thence with Circle Road, S. 17-00 E. 603 feet thence continuing with said road, S. 28-20 E. 123 feet to the point of beginning, containing 41.3 acres, according to plat made by Terry T. Dil

May 12, 1956. 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.

LESS HOWEVER, from the 74 acres above described 58 acres conveyed to Lynel Peterson by deed recorded in Book of Deeds 634 at Page 492.

*Paid in full this 20/10/1965
R. E. Benson*

*Witness:
Francis H. Stewart
Cody L. Hawkins*

SATISFIED AND CANCELLED OF RECORD
3 DAY OF NOV. 1959
OLLIE FRANKFORTH
S. C. FOR GREENVILLE COUNTY, S. C.
11:00 O'CLOCK P. M. NO. 13744

For Release 1.72 Acres. See Deed Book 721 Page 522 deed to Patricia A. San.