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BOOK 868 PAGE 153

State of South Carolina }
County of Greenville } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James E. Bennett SEND GREETINGS:

WHEREAS, I the said James E. Bennett

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of ELEVEN THOUSAND TWO HUNDRED and no/100-- (\$11,200.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Ninety-four and 52/100-- (\$ 94.52) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said James E. Bennett

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said

James E. Bennett in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 7 of Pine Brook Extension recorded in the R. M. C. Office for Greenville County in Plat Book "W", page 73 and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin at the western intersection of Cardinal Drive and Bridges Avenue and running thence along the western side of Cardinal Drive, N.27-49 W.106 feet to an iron pin at the Duke Power right-of-way line; thence with said line, S.73-06 W.145 feet to an iron pin; thence along the line of Lot No. 88, S.33-31 E. 159.4 feet to an iron pin on Bridges Avenue; thence N.51-06 E.122.5 feet to the point of beginning. This being the same property which was conveyed to mortgagor herein by J. C. Hale by deed recorded in the said office in Deed Book 660, page 483.

ALSO

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being a part of Lot number 88 in Pine Brook Development, a plat of which is recorded in Plat Book "Z", at page 148, and having the following metes and bounds, to-wit: Beginning at an iron pin on the Northern side of Bridges Avenue, the joint front corner of lot 88 and property of James E. Bennett, and running S.73-06 W. along Bridges Avenue 35 feet to a pin; thence N.33-31 W.159.4 feet to a pin thence along the rear line of lot 88 N.73-06 E.35 feet to a pin, the joint rear corner of James E. Bennett property and the said lot; thence along the joint

Satisfied and cancellation authorized
Said W-24 is Woodruff Federal Savings and Loan Assn.
Witness: *Willie M. Woodruff* *W. P. Jones*

SATISFIED AND CANCELLED OF RECORD
DAY OF SEP 1963
Willie M. Woodruff
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT Greenville, S. C. NO 16566