

DEC 5 4 43 PM 1966

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURTS MORTGAGE OF REAL ESTATE BOOK 1046 PAGE 43
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, George Thomas Benson and Barbara G. Benson

(hereinafter referred to as Mortgagor) is well and truly indebted unto James F. Nichols as Executor of the Estate of R. O. Nichols

(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 Two Thousand, Five Hundred Sixty-two and No/100 Dollars

Dollars (\$2,562.00) due and payable \$10.00 per month beginning on the 15th day of January, 1967 and a like amount on the 15th day of each and every month thereafter, with full right of anticipation

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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 Chick Springs Township and being known and designated as Lot No. 28 of Block F. of a Subdivision known as Paris Heights and according to a plat by Piedmont Engineering Company recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 65, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of an unnamed street now known as Delmar Avenue, at the joint corner of Lots 27 and 28 and running thence along the joint line of said lots and continuing S. 72-30 W. 151.1 feet to an iron pin at the joint corner of Lots 28 and 42; thence along the line of Lot 42, N. 25-02 W. 71.5 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence along the joint line of said lots, N. 73-06 E. 158.3 feet to an iron pin on Delmar Avenue; thence along the western side of Delmar Avenue, S. 16-54 E. 70 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED OF RECORD
21 MAY 19 1967
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 O'CLOCK P. M. NO. 1046