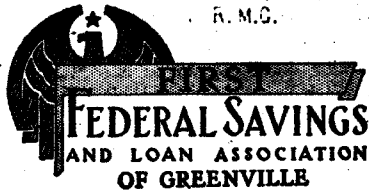


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OLLIE FARNSWORTH  
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, T. J. Benston, of Greenville County

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty Thousand and No/100----- (\$.....) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of / Two Hundred Twenty-Nine and 65/100--- 229.65 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said note further provides 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, near the northwest corporate limits of the City of Greenville, on the western side of Riverside Road, also known as the Old Bleachery Road, and having, according to a plat of the property of T. J. Benston prepared by Dalton & Neves, November 1949, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Riverside Road opposite the entrance of Edwards Street into Riverside Road, and running thence along the western side of Riverside Road, N. 59-26 W. 98 feet to an iron pin; thence continuing with the western side of said road, N. 61-45 W. 300 feet to an iron pin; thence continuing with the western side of said road, N. 43-45 W. 400.5 feet to an iron pin at the point of intersection of Riverside Road with McBeth Street as extended across Riverside Road; thence with McBeth Street, S. 48 W. 328 feet to an iron pin on the eastern edge of the right-of-way of the Southern and G & N. Railway; thence along the eastern edge of said right-of-way, S. 45-30 E. 525 feet to an iron pin; thence continuing with the eastern edge of said right-of-way, S. 33-09 E. 352 feet to an iron pin; thence N. 37-06 E. 509 feet to an iron pin on the western side of Riverside Road, the beginning corner; being the same conveyed to me by two deeds as follows: a deed from John W. Gantt dated August 13, 1945, and recorded in the R. M. C. Office for Greenville County in Vol. 279, page 53, and a deed from George Ross dated August 13, 1945 and recorded in Deed Vol. 279, at page 52.

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 752, at page 316.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK PAGE 226

RECORDED AND RETURNED TO SENDER  
BY  
Mortgagee  
R. M. C. Office for Greenville County  
SEP 12 1967

For Release of Deed to Duke Power Co See Deed Book 939 Page 235