

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 20 10 45 AM '54
DUNN & TANKERSLEY
R.F.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FRANK TEAGUE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

WILLIAM - BENTON, INC.

THEIR HEIRS AND ASSIGNS:

(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 Sixty eight & 30/100 Dollars (\$ 2,068,30) due and payable

with interest thereon from OCT. 1, 1975 at the rate of 8 1/2 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, all that certain piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in tax district 240, and being particularly described as follows:

Beginning at a stake on the southeast side of "C" street at the corner of property of Mat Cudd Raines which stake is 42' southwest from the southeast corner of the intersection of "C" street and Raines Ave, and running thence along the line of Mat Cudd Raines in a southeasterly direction 124', more or less, to the line of the Tolliver (previously Raines) property; thence along the line of the Raines or Tolliver property in a southeasterly direction 100' to a stake in the rear line of the lot of Kees; thence along the line of that lot in a northwesterly direction 120', more or less, to the corner of said lot on the southeast side of "C" Street; thence along the southeast side of "C" Street in a northwesterly direction 100' to the beginning corner, and being the same lot of land conveyed to Hazel P. Callahan by BT Trammell by deed dated July 7, 1951, and recorded in the RMC office for Greenville County, S.C., in deed Book 432, at Page 465.

This is the same lot of land conveyed by Hazel P. Callahan to Frank Teague by deed dated 29 August 1954.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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