

APR 1 11 44 AM '76

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, I, Lee Roy Bennon,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. G. Whitmire, Jr.

(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

-----Six Thousand Nine Hundred and No/100-----  
Dollars (\$ \*6,900.00 ) due and payable

as follows: \$65.96 on the first day of May 1976, and \$65.96 on the first day of each month thereafter for a total of 179 months, and a final monthly payment of \$59.02,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly from the monthly payment and balance applied to the principal of the note

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, and in the Town of Fountain Inn, being known and designated as Lot No. 18 on Woodland Drive, Woodland Heights, and being more fully described, in accordance with Plat made of Woodland Heights, dated May 1954 by Lewis C. Godsey and recorded in Plat Book EE at Page 101, to-wit:

BEGINNING at an iron pin on the western side of Woodland Drive, joint front corner with Lots No. 19 and 18 and running thence along Woodland Drive S. 5-10 W. 75 feet to an iron pin; thence N. 78-15 W. 162.2 feet to an iron pin; thence N. 9-12 W. 80 feet to an iron pin; thence S. 78-15 E. 182.1 feet to an iron pin, the beginning point.

This being the same lot of land conveyed to the Mortgagor herein by deed of Essie Mae H. Jones on October 12, 1960, and recorded in the Office of the R.M.C. for Greenville County, S. C., on December 6, 1960, in Deed Book 664 at Page 208.

It is understood and agreed that \$1,977.12 of the proceeds from this loan will be used to satisfy the mortgage executed by the Mortgagor herein to Fountain Inn Federal Savings and Loan Association (now United Federal Savings and Loan), Fountain Inn, South Carolina, on May 28, 1971, in the principal amount of \$3,300.00, said mortgage of record in said R.M.C. Office in Real Estate Mortgage Book 1193 at Page 34.

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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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