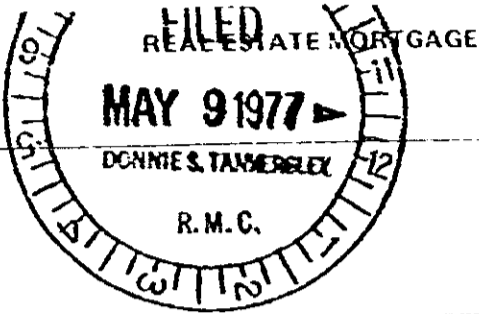


ACCOUNT NO. 24003  
DATE 4 5 4 77



MORTGAGEE NAME AND ADDRESS  
39612-2-  
US LIFE & LOAN CORP  
1565 LAURENS RD  
PO BOX 6428 - STA B  
GREENVILLE SC 29606  
PHONE 232-6781

MORTGAGORS NAMES AND ADDRESS:  
Benson, Fleword  
Rt. 4 Brushy Creek Rd  
Greer, SC 29651

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AMOUNT OF NOTE	PRINCIPAL OF LOAN	SCHEDULE OF PAYMENTS	FIRST DUE DATE	MATURITY DATE
3024.00	2195.13	36 84.00	6 / 4 / 77	5 / 4 / 80

RECORDING DATE  
/ /

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } SS.

WHEREAS, the Mortgagors above named are indebted on their Promissory Note above described, payable to the order of the Mortgagee and evidencing a loan made by said Mortgagee, in the Amount of Note stated above, which said Note is payable in monthly installments and according to the terms thereof, and on which Note payment in advance may be made in any amount at any time and default in making any monthly payment shall, at the option of the holder of said Note, and without notice or demand, render the entire sum remaining unpaid on this Note at once due and payable.

NOW KNOW ALL MEN, that in consideration of said loan and to further secure the payment of said Note and also in consideration of three dollars (\$3) to the Mortgagors in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the Mortgagors hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate, situated in the County of Greenville and State of South Carolina, to-wit: 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, Chick Springs Township, about three miles Southwest of Greer, South Carolina, being bounded on the North by lot of Toz Anderson, foraly Boyce Durham on the east by other property of Clarence Benson, on the South and West by other property of Clarence Benson, and being a part of the

To have and to hold, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, unto said Mortgagee, provided always, and this instrument is made, executed, sealed and delivered upon the express condition that if the said Mortgagors shall pay in full to the said Mortgagee the above-described Note according to the terms thereof, then this Mortgage shall cease, determine and be void, otherwise it shall remain in full force and virtue. Upon default in making any payment of said Note when the payment becomes due, then the entire sum remaining unpaid on said Note shall be due and payable by the exercise of the option of acceleration above described, and this Mortgage may be foreclosed as provided by law for the purpose of satisfying and paying the entire indebtedness secured hereby.

The Mortgagors covenant that they exclusively possess and own said property free and clear of all encumbrances, except as otherwise noted, and will warrant and defend the same against all persons except the Mortgagee. Any failure of the Mortgagee to enforce any of its rights or remedies hereunder shall not be a waiver of its rights to do so thereafter. Whenever the context so requires, plural words shall be construed in the singular.

Signed, sealed and delivered in the presence of:

Andria S. Mason  
WITNESS  
Walter B. ...  
WITNESS

Clarence Benson (Seal) Sign Here  
I WARRIED, BOTH HUSBAND AND WIFE MUST SIGN  
Clarence Benson (Seal) Sign Here  
I WARRIED, BOTH HUSBAND AND WIFE MUST SIGN

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } SS.

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he is the above-named mortgagor(s) sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this 5 day of May, A.D. 1977

Andria S. Mason  
Rodney Park  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires 5-20-87

This instrument prepared by Mortgagee named above

RENUNCIATION OF DOWER N/A

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } SS.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above-named Mortgagor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the above-named Mortgagor, its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises above described and related.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

(CONTINUED ON NEXT PAGE)

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