

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

BOOK 80 PAGE 1591

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE

BOOK 1578 PAGE 102

REC'D
AUG 15 4 23 PM '82
DANNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ralph Cannon Benson, Jr., (same person as Ralph C. Benson, Jr.),

(hereinafter referred to as Mortgagor) is well and truly indebted unto N-P Employees Credit Union, P.O. Box 1688, Greenville, South Carolina 29602, (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 Twelve Thousand and No/100 Dollars (\$ 12,000.00) due and payable as follows: Three Hundred Forty-Five and 31/100 (\$345.31) Dollars on September 30, 1982, and this is the same property conveyed by Alice M. Hooper to Ralph Cannon Benson, Jr. by a Deed dated April 21, 1965 and recorded in said R.H.C. Office on April 22, 1965, in Deed Book 771 at Page 492.

Thomas L. May Jr.
MAY 19 1983 Witness
Frank C. Shebest
Witness

Paid and Satisfied in Full this the 17th Day of May, 1983

30737

N-P Employees Credit Union

Margaret E. Kirby
Witness

By *J. G. Faint*
FANT & FANT, ATTYS.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 0 4 80

FILED
GREENVILLE CO. S.C.
MAY 11 07 AM '83
DANNIE S. TANKERSLEY

2.0001
AUG 15 1982

Dannie S. Tankersley
REC'D

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and 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 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 hereinafore 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.

The Mortgagor further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.