

AUG 26 2 22 PM 1964

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 969 PAGE 527

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Fleword ( Fleathword) and Elizabeth Benson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation  
100 E. North Street Greenville, S.C.

(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 One thousand three hundred twenty dollars and no/100.....  
.....Dollars (\$ 1320.00 ) due and payable

Twenty-four monthly installments of Fifty-five (24x55.00)

with interest thereon from date at the rate of ~~xxx~~ per centum per annum, to be paid:

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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, S.C. Being bounded on the North by Lot of Tom Anderson (Formerly 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 same lot of land conveyed to Clarence  
Benson by Deed from Mrs. Minnie L. Hahn May 20th 1947, recorded in the office of the R. M. C.  
for Greenville County in Deed Book 370 at Page 143, and having the following courses and  
distances, to wit:

BEGINNING on an old iron pin, joint corner of the Anderson lot and of Clarence Benson Lot,  
and runs thence with the Anderson line, S. 62-50 W. 150 feet to an iron pin on the said line,  
New Corner; thence a new line, S. 25-15 E 75 feet to an iron pin, new corner, thence N. 62-50  
E. 150 feet to an iron pin on the common line of Clarence Benson Two lots; thence with the  
said common line, N. 25-15 W. 75 feet to the beginning corner.

This property was conveyed to Fleathword Benson by Clarence Benson by Deed dated October  
11th, 1958, and recorded in Deed Book 608, page 300, in the R. M. C. Office of Greenville  
County, S.C.

The mortgagor hereby warrants that this is the first and only encumbrance on this property.

Recorded this 1st day of December 1958 in Book 767 page 243 RMC Office.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of 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 such  
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.