

THE STATE OF SOUTH CAROLINA, }

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

M. L. Benson

SEND GREETING:

WHEREAS, I, the said M. L. Benson

in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, a corporation incorporated under the laws of the State of South Carolina, in the full and just sum of Twenty-Eight Hundred 20/100 Dollars, to be paid on or before the date when the 14th Series of the Installment

Stock of the said AMERICAN BUILDING AND LOAN ASSOCIATION shall reach maturity, with interest thereon from date at the rate of eight per cent. per annum, payable weekly on or before Saturday night of each and every week until paid in full; and if I

fail to pay said interest or to comply in all respects with the By-Laws of said Association, for the space of thirty days, then said debt shall become immediately due and payable, together with all interest, fines and expenses, and all amounts advanced by the said Association on the within described property, by way of taxes or insurance, the same to be added to the amount due on said note and to be collectible as part thereof, together with an attorney's fee of ten per cent. if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or legal proceedings of any kind (all of which is secured under this mortgage), as provided in and by the said note, reference being thereunto had, will more fully appear

NOW, KNOW ALL MEN, That I the said

M. L. Benson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said AMERICAN BUILDING AND LOAN ASSOCIATION, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said M. L. Benson

in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said AMERICAN BUILDING

AND LOAN ASSOCIATION All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, near the City of Greenville, in the subdivision known as Eastover having the following courses and distances according to survey made by R.E. Dalton, Engineer, in March 1924:

Beginning at an iron pin on the Southwest side of Beechwood Avenue 55 feet from the northeast corner of lot No. 73 on plat of Eastover, and running thence S. 18-32 W. 125.9 feet to iron pin; thence N. 46-30 E. 31.6 feet to iron pin; thence S. 25-30 E. 30 feet; thence N. 36-40 E. 132.8 feet to iron pin on Beechwood Avenue; thence with said Avenue N. 71-55 W. 85 feet to the beginning, being part of lots 76 and 78 as shown on said plat of Eastover. The above described lot is the same this day conveyed to me by G.B. Lee, and this mortgage is given to secure the payment of money borrowed and used in paying the purchase price of said lot of land.