

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

OLLE FARNOWORTH,
R.M.C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, CLINE L. BENNETT,

Greenville, S. C.

of

, hereinafter called the Mortgagor, send greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE PRUDENTIAL INSURANCE

COMPANY OF AMERICA

, a corporation

organized and existing under the laws of New Jersey, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Ten Thousand, Five Hundred Dollars (\$ 10,500.00), with interest from date at the rate of four & One-fourth per centum (4 $\frac{1}{4}$ %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey, or at such other place as the holder of the note may designate in writing, in monthly installments of Sixty-five and 10/100ths----- Dollars (\$ 05.10), commencing on the first day of March, 19 53, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 19 73.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of Brentwood Drive, being known and designated as Lot No. 11, Section F, of a revision of a portion of Croftstone Acres, and being as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Y at page 91, and also as shown on a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C. Dated February 5, 1953, entitled "Property of Cline L. Bennett, Greenville, S. C.," and having according to said plats the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Brentwood Drive (formerly Mitchell Street), which iron pin is 213.1 feet from the intersection of Brentwood Drive and Olwell Avenue at the joint front corner of Lots Nos. 11 and 12, Section F, of said subdivision and running thence along the common line of said lots S. 52-49 W. 186.3 feet to an iron pin; thence along the common line of Lots Nos. 11 and 17, Section F, S. 29-38 E. 51.7 feet to an iron pin, the joint rear corner of Lots Nos. 10 and 11, Section F; thence along the common line of said last mentioned lots N. 64-42 E. 183.7 feet to an iron pin on the Western side of Brentwood Drive; thence along the Western side of Brentwood Drive along a curved portion thereof, the chord of which curve runs N. 28-34 W. 90 feet to an iron pin, the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the