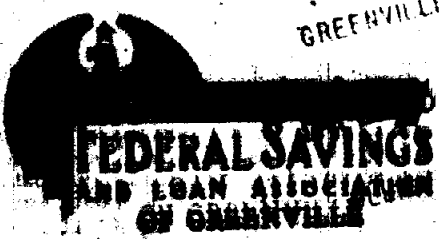


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FILED GREENVILLE CO. S. C.

08 PM 1960



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

L. Robert F. Benchoff, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Six Thousand and No/100 - - - - - (\$ 6,000.00 ) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of Sixty-Six and 62/100 - - - - - (\$ 66.62 ) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 10 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, 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 by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot No. 16, Block O, according to plat of property of O. P. Mills, recorded in Plat Book F, page 299, R. M. C. office for Greenville County, and being more particularly described as follows:

"BEGINNING at an iron pin on the East side of Arthur Avenue, which pin is 655.5 feet along the curved line of Arthur Avenue from the corner of said Avenue and Grove Road, and running thence with line of Lot No. 15, S. 74-34 E. 167.5 feet to an iron pin; thence with line of Lot No. 17, N. 24-26 W. 180 feet to iron pin on Arthur Avenue; thence along the curved line of said Avenue in a Southwesterly direction, the chord being as follows: S. 46-10 W. 75 feet to a stake; thence S. 25-51 W. 75 feet to the beginning corner."

The above described property was conveyed to Laura B. Benchoff by L. Odus Stone by his deed dated May 22, 1944 and recorded in the R. M. C. office for Greenville County in Deed Vol. 264, page 97. The said Laura B. Benchoff died on July 16, 1959, leaving a will which is on file in the office of the Probate Judge for Greenville County in Apt. 709, File 15, wherein she devised said property to the mortgagor and William Henry Benchoff. The said William Henry Benchoff conveyed his undivided one-half interest in the above described property to the mortgagor herein by his deed dated February 23, 1960, to be recorded herewith.

REVISED 10-1-57 MITCHELL PRINTING CO.

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

W. C. Richey, Jr. vs President July 22 - 19 65 Witness: July Willingham

SATISFIED AND CANCELLED OF RECORD 23 DAY OF July 1965 Ollie Throckmorth R.M.C. FOR GREENVILLE COUNTY, S. C. AT 11:30 O'CLOCK A.M. NO. 2742