

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

IN 24 1971

The Farnsworth

M. C.

MORTGAGE OF REAL ESTATE

BOOK 1196

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Fleathword Benson And Elizabeth C. Benson.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 East North Street., Greenville, South Carolina., 29601

(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 Fourt Hundred Forty and no/100----- Dollars (\$) 1440.00) due and payable

Thirty Six monthly installments of Forty Dollars each.; (36 X 40.00)

with interest thereon from date of the rate of .00000000per 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 Mortgagee 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:

"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 south West of Greer, South Carolina., 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. Han, on May 20, 1947., recorded in the office of the R. M.C. Office of Greenville County in Deed Book # 370 at page 143, and having the following courses and distances to wit:

BEGINNING at an old iron pin, joint corner of the Anderson Lot and of Clarence Benson's 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, North 25-16 West 75 Feet to the beginning Corner.

This property was conveyed to Fleathword Benson by Clarence Benson by Deed dated October 11, 1958 and recorded in the deed book at page 608, Page 300, the R. M. C. Office of Greenville County, Greenville, South Carolina., 29601.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 whatsoever lawfully claiming the same or any part thereof.