

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY
7-2-78

MORTGAGE OF REAL ESTATE

1425 MAR 17 1978

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Samuel L. Benson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Eight Thousand Six Hundred Eighty-Six and 20/100-----
Dollars (\$ 8,686.20) due and payable

at the rate of \$144.77 per month beginning April 8, 1978, and continuing on the 8th day of each and every month thereafter for a period of five years, with interest due and payable as shown on note executed this 7th day of March, 1978.

~~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:~~

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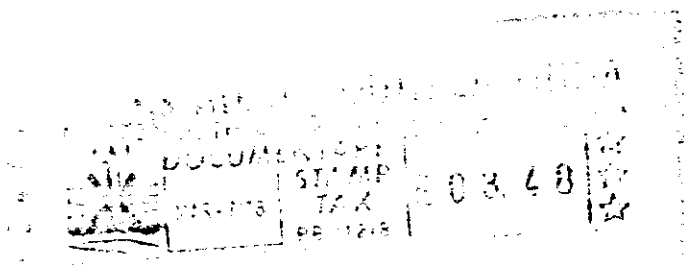
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 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, in Bates Township, containing 3.7 acres, more or less, according to a plat prepared by Freeland & Associates, Land Surveyor #4781, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Benson Road and running thence N.90-00 E. 25.0 feet to an iron pin; thence N.90-00 E. 70.0 feet to a corner iron pin; thence along the line of property now or formerly of Glenn Hawkins, N.08-05 E. 426.7 feet to a corner iron pin; thence along line of Tract A as shown on above referenced plat, N.28-25 W. 414.15 feet to an iron pin in Benson Road; thence along line of said Benson Road, S.61-24 W. 125.35 feet to an iron pin; thence S.09-04 W. 137.0 feet to an iron pin; thence S.17-48 E. 630.0 feet to an iron pin in center of said Benson Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Recil B. Benson recorded in the RMC Office for Greenville County in Deed Book 1016 at Page 8 on March 26, 1975.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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