

FILED
GREENVILLE CO. S. C.THE STATE OF SOUTH CAROLINA FEB 15 11 14 AM 1952
COUNTY OF GREENVILLE)OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Frank F. Benson, of Greenville County, South Carolina, SEND GREETING:

Whereas, I, the said Frank F. Benson,

in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to John A. Park,

in the full and just sum of SIXTEEN HUNDRED and no/100 (\$1600.00) DOLLARS to be paid as follows: Thirty (\$30.00) Dollars on March 14th, 1952, and a like sum on the 14th ^{to-be-paid-day} of each and every succeeding Calendar month thereafter, until paid in full for a period of Six (6) years, at which time the whole of the balance of principal then due and owing shall be and become due and payable, until paid in full; with the right, however, to anticipate by the payment of any part or all on any interest paying date, before due, after One (1) year from date, with interest thereon from date

at the rate of Six per centum per annum, to be computed and paid quarterly,

until paid in full: all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Frank F. Benson,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said John A. Park,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Frank F. Benson,

in hand well and truly paid by the said John A. Park,

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 John A. Park, his heirs and assigns,

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, having the following metes and bounds, courses and distances, to-wit:

BEGINNING on a stone on the branch, and running thence S. 4-00 W. 740 feet to a stone; thence S. 35-30 E. 1270 feet to a stake; thence N. 26-15 E. 336 feet, a new line, to a large oak; thence with said line, N. 7-45 E. 900 feet to a stake; thence N. 14-15 W. 200 feet to a stake in the road; thence N. 9-00 W. 205 feet to a stake; thence N. 4-30 W. 370 feet to a stake in the road; thence N 7 $\frac{1}{2}$ W. 69 feet to a point; thence S. 70-00 W. 810 feet to the beginning corner; and containing Twenty Eight (28) acres, more or less.

Bounded by lands of N. R. Cantrell, Baldwin, Mrs. E. L. Benson, and by James Ballew, and by Hi-cole Road.

On this property is located a six-room frame residence, a three-room tenant house, a four-stall barn, garage and other improvements.

This is the same property conveyed to me by E. L. Benson and Charlie L. Benson by deed dated April 28, 1949, recorded in Vol. 381 at page 521 in the R. M. C. office for Greenville County.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

Handwritten notes:
 Having paid and paid in full...
 ...
 ...