

MORTGAGE.

State of South Carolina,
County of Greenville.

To All Whom These Presents May Concern

EDWARD G. BENHAM

hereinafter spoken of as the Mortgagor send greeting.

Whereas Edward G. Benham

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of TEN THOUSAND, ONE HUNDRED FIFTY AND NO/100 - - - - - Dollars

(\$ 10,150.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

TEN THOUSAND, ONE HUNDRED FIFTY AND NO/100 - - - - - Dollars (\$ 10,150.00)

with interest thereon from the date hereof at the rate of $4\frac{1}{2}\%$ per centum per annum, said interest to be paid on the 1st day of June 1954 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of July 1954, and on the 1st day of each month thereafter the sum of \$ 64.22 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1974, and the balance of said principal sum to be due and payable on the 1st day of June, 1974; the aforesaid monthly payments of \$ 64.22 each are to be applied first to interest at the rate

of $4\frac{1}{2}\%$ per centum per annum on the principal sum of \$ 10,150.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the southeast side of Club Drive, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 54 on plat of property of Ables & Rasor, dated September 1919, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "E", at Page 153, said lot fronting 80.06 feet along the southeast side of Club Drive and running back to a depth of 176.7 feet on the northeast side, to a depth of 175.4 feet on the southwest side, and being 82 feet across the rear.

The above described property is the same conveyed to the mortgagor herein by deed of John P. Clendenin, dated May 10, 1954 and to be recorded herewith.

The plat of the property of Ables & Rasor referred to above is also recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "B", at Page 165.

See satisfaction in R.M.C. Book 470 Page 217

Handwritten notes and signatures at the bottom of the page.