

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 953 PAGE 201

MAR 25 4 07 PM 1964

OLLIE FARNSWORTH
R.M.C.

WHEREAS, C.L. BENNEFIELD

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHANDLER DISCOUNT CORPORATION

(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 TWENTY EIGHT & $\frac{2}{100}$ Dollars (\$ 1,028.52) due and payable

in equal monthly installments of \$28.57, beginning the 23rd of April 1964 and on the 23rd of each successive month thereafter until said debt is paid in full.

with interest thereon from date at the rate of _____ per 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 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 _____

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 56, Section 1 of Oak-Crest, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GG", pages 110-111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Lynhurst Drive, and running thence N. 29-58 W. 86.2 feet to an iron pin; thence S. 75-17 W. 112.6 feet to an iron pin on the Easterly side of Templewood Drive, joint corner with Lot No. 55; thence along the Easterly side of Templewood Drive, S. 14-43 E. 85 feet to an iron pin; thence around the curve of the intersection of Templewood Drive and Lynhurst Drive, the chord of which is S. 67-24 E. 42.5 feet to an iron pin on the Northwesterly side of Lynhurst Drive; hence along the Northwesterly side of Lynhurst Drive N 60-02 E. 105 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, that certain note and mortgage given The First National Bank, Trustee, on which there is a balance due of \$4,579.50; said mortgage being recorded in Mortgages Volume 652, page 112.

This is a portion of the property conveyed to the grantor herein by deed recorded in Deeds.

Together with all and singular rights, members, herditaments, 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 whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 57

SATISFIED AND CANCELLED OF RECORD

Donna S. Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:45 O'CLOCK P. M. NO. 12-57