

The State of South Carolina,  
County of Greenville.

FILED  
GREENVILLE CO. S. C.

APR 9 2 24 PM 1948

To All Whom These Presents May Concern:

T. J. BENSTON

THE FARMERS' TRUST  
RECEIVED  
SEND GREETING:

Whereas, I, the said T. J. Benston,  
in and by my certain promissory note in writing, of even date with these  
presents, am well and truly indebted to John J. Ryan & Sons, Inc.,

in the full and just sum of Eighty-five Hundred & no/100 - - (\$8,500.00) - - - -  
Dollars to be paid as follows: The sum of \$300.00 to be paid on the  
principal on the 30th day of June, 1948, and the sum of \$300.00 on the  
30th day of September, December, March and June of each year thereafter  
until the said indebtedness herein is paid in full,

with interest thereon from date

at the rate of four 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,  
then 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 attorney's 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 T. J. Benston,

in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said John J. Ryan & Sons,  
Inc., according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to me, the said T. J. Benston

in hand well and truly paid by the said John J. Ryan & Sons, Inc.,

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained,  
said and released and by the Presents do grant, bargain, sell and release unto the said John J. Ryan &  
Sons, Inc., its Successors and Assigns, forever:

All that piece, parcel and tract of land located on the West  
side of Bleachery Road, County of Greenville, City of Greenville, State  
of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Bleachery Road op-  
posite the entrance of Edward Street into Bleachery Road, thence N. 59-  
26 W. 98 feet to a bend in said Road; thence N. 61-45 W. 300 feet to  
joint corner with George Ross property; thence with George Ross line, S.  
38-20 W. 292.4 feet to a point at the corner of George Ross line; thence  
following George Ross line, N. 46-00 W. 450 feet to an iron pin on the  
Southeast side of McBeth Street; thence with McBeth Street, S. 48-00 W.

(Over)

*In Rainey, see N. E. M. Book 464, Page 64*

*Paid in full - February 26, 1954.*

*Witness:*

*E. H. Allen  
Mary Frances Owen*

*John J. Ryan & Sons, Inc.*

*Per: M. B. Craig  
V. Pres.*