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THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 19 12 35 PM 1935

To All Whom These Presents May Concern:

That We, James H. Benson & William S. Benson SEND GREETING:

Whereas we, the said James H. Benson & William S. Benson
in and by our certain real estate note in writing, of even date with these
Presents, are well and truly indebted to Heyward E. Duncan
in the full and just sum of Seventy Five Hundred (\$7500.00) Dollars,
to be paid in full twelve (12) months from date

with interest thereon from maturity
at the rate of 5 per centum per annum, to be computed and paid annually
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 we, the said Mortgagors
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to us, the said Mortgagors
in hand well and truly paid by the said Mortgagee

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 Heyward E. Duncan, his heirs and assigns forever:

All that piece, parcel or lot of land in the City of Greer, Greenville County, State of South Carolina, and located on the eastern side of North Main Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of property now or formerly of Dr. Woodruff, which iron pin is located on the eastern side of North Main Street and running thence along North Main Street, S. 33-50 W. 70 feet to a point on the sidewalk on the eastern side of North Main Street (a stake is located S. 57-23 E. 4.7 feet from the said point on sidewalk); and running from said point on sidewalk S. 57-23 E. 259.4 feet to a stake; thence N. 31-30 E. 70 feet to an iron pin at corner of Woodruff property; thence along the Woodruff line, N. 57-23 W. 255.1 feet to the point of beginning.

THIS BEING A SECOND MORTGAGE.

*Paid in full and Satisfied
Nov. 13, 1964*

Heyward E. Duncan

Witness:
Elizabeth M. Bennett

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W. L. Jamesworth
14877