

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
DEC 8 3 28 PM '72
ELIZABETH HIDDLE
R.M.O.

BOOK 1260 PAGE 105
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Bennett

(hereinafter referred to as Mortgagor) is well and truly indebted unto **W. W. Wilkins**

(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 **Fourteen Thousand** Dollars (\$14,000.00) due and payable **six months from date**

with interest thereon from date at the rate of **8%** 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 Mortgagee in cash 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, his heirs 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 Greenville, being known and designated by lot No. 10 on the revised plat of Stanton Heights subdivision made by Hugh J. Martin, R.E., April 20, 1971, recorded in the R.M.C. Office for Greenville County in plat book 1260 page 105, and according to said plat the following metes and bounds, to-wit:**

Beginning at an iron pin on the south side of Vickilyn Court, the point of beginning, thence S. 13-23 E. 310.5 feet to an iron pin; thence S. 154.3 feet to an iron pin; thence N. 04-10 W. 354.52 feet to an iron pin on the north side of Vickilyn Court; thence N. 59-58 E. 47.5 feet to a point; thence S. 62.6 feet to an iron pin the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, present or future, and of all the rents, issues, and profits which may arise or be had therefrom, and including all fixtures, 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 taxes 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.