

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Mortgagees Address - R. E. Benson c/o Bank of Travelers
Rest, P. O. Box 485, Travelers Rest,
S. C. 29690
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

MAY 10 12 03 PM '78

BOOK 1431 PAGE 333

WHEREAS, we, Jack N. Watson & Joe C. McKinney

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Benson

(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

-----Eight Thousand & No/100-----Dollars (\$8000.00) due and payable
-----One Thousand & No/100 (\$1000.00) Dollars per year,

with interest thereon from date at the rate of 5 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 Greenville, in Bates Township, in the City of Travelers Rest, west of the Buncombe Road and between the Buncombe and McElhaneey Roads, bounded on North by C. B. Goodlett, on East by lands being conveyed by J. R. Anderson to R. L. Anderson, on South by J. Frank Williams lands, and on West by lands of Howard and Benson, and being a part of the property of J. R. Anderson, and according to a plat thereof made by T. T. Dill, Surveyor, Oct. 1947, having the following metes & bounds, to-wit:

BEGINNING on a stone, corner of lands of J. Frank Williams and the Howard estate, and running thence S. 89-31 E. 901.5 feet along the said Williams line to iron pin, corner of lands, being conveyed by J. R. Anderson to R. L. Anderson; thence N. 1-04 W. 749.4 feet along the line of the last mentioned property to iron pin in C. B. Goodlett line; thence N. 88-39 W. 390.8 feet along the said Goodlett line to iron pin, corner of Benson property; thence S. 32-53 W. 900.2 feet along the lines of Benson and of the Howard estate, to the point of beginning; and containing Eleven and 10/100 (11.10) acres, more or less, according to said plat.

This is a part of the property conveyed to J. R. Anderson by T. A. Roe & others, as Executors of the Will of Minnie L. Hillhouse by Deed dated May 6, 1943 and recorded in Vol. 253 at page 320 in RMC Office for said County.

This is the same property conveyed by Deed of J. R. Anderson to R. E. Benson on Nov. 14, 1947 and recorded in RMC Office for Greenville County, State of South Carolina, in Book 330, Page 313. For reference see abovementioned Plat.

STAMP TAX \$3.20

2.5001

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.

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