

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE R.M.C.  
AUG 11 11 08 AM '80

Mortgagee's Address:  
P. O. Box 6807, Station B  
Greenville, S. C. 29606  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LUCIUS W. BENNEFIELD  
and ROGER D. BENNEFIELD (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto COMMUNITY BANK

(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 Seventy-Two Thousand Six

Hundred Nine and 24/100----- DOLLARS (\$ 72,609.24 ),

with interest thereon from date at the rate of 14.5 per centum per annum, said principal and interest to be repaid: in monthly installments of One Thousand One Hundred Forty-Nine and 31/100 (\$1,149.31) Dollars commencing September 12, 1980 with a like payment on the same date of each month thereafter until paid in full.

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 the City of Greer, and butting and bounding on the north side of U.S. Highway No. 29, also known as Wade Hampton Boulevard, and being located at the northwest corner of Wade Hampton Boulevard and Brookwood Drive.

MEASURING and containing and butting and bounding as follows, to-wit: Commencing at the intersection of the west right-of-way line of Brookwood Drive and the north right-of-way line of Wade Hampton Boulevard for a point of beginning, and from said point going thence S. 67-41 W. along the north right-of-way line of Wade Hampton Boulevard a distance of 287.3 feet to a point; thence from said point N. 22-29 W. along Wade Hampton Boulevard where it widens a distance of 25 feet to a point; thence from said point S. 67-41 W. along the north right-of-way of Wade Hampton Boulevard a distance of 181.5 feet to a point; thence from said point N. 26-00 W. a distance of 194.7 feet to a point; thence from said point, S. 87-49 E. a distance of 529 feet to a point, being the point of beginning. The parcel of land herein conveyed being triangular in shape and being more clearly shown and delineated on a plat thereof by Dalton & Neves Engineering Company, dated January 18, 1971, bearing the Legend "Property of Investments Diversified Ltd., et al" and recorded in the R. M. C. Office for Greenville County on February 1, 1971, in Plat Book 4-F at Page 60; reference to said plat is hereby craved for a more full and complete description.

DERIVATION: Deed of Properties Unlimited, Inc. recorded November 1, 1977 in Deed Book 1067 at Page 735.

The lien of this mortgage is secondary and junior to that of the Mortgagors to the Bank of Greer recorded November 1, 1977 in the original amount of \$25,000.00 in Mortgage Book 1414 at Page 592.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

26121 Sub. L.  
Lucius W. Bennefield  
8/11-1-12

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