

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, FRANK B. BENNETT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 AND NO/100** Dollars (\$ 14,000.00) due and payable

in 120 payments of \$177.35 each per month for 10 years with payments applied first to interest and balance to principal and with the first payment to be October 8, 1978,

with interest thereon from date at the rate of 9% per centum per annum, to be paid monthly

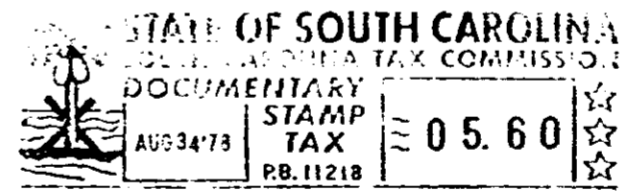
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Grove Township, and more fully described as follows:

BEGINNING at an iron pin in old Georgia Road, Middletons corner, and running thence with Middletons line S. 7 E. 286 chains to an iron pin; thence N. 84-50 E. 4.00 to a stone; thence S. 32 W. 15.55 to an iron pin; thence S. 75-30 E. 11.85 to an iron pin; thence N. 7 E. 20.20 to an iron pin in old Georgia Road; thence along said road S. 82-30 W. 10.20 to the beginning corner and containing 16 acres more or less and being known as Lot No. 1 on a plat of survey made by W. J. Riddle of the lands of Mrs. L. A. Waldrep dated July 11, 1924.

This being the same property conveyed to the Mortgagor herein by deed of William B. Bennett, Jr. of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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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