

(Rev. Feb. 15, 1941)

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thomas J. Bentley

Greenville County, S. C.

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The First National Bank of Greenville, S. C.,

organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-five Hundred & No/100** Dollars (\$ **2,500.00**), with interest from date at the rate of **four and one-half** per centum (**4 1/2** %) per annum until paid, said principal and interest being payable at the office of **The First National Bank of Greenville,** in **Greenville, S. C.** at such other place as the holder of the note may designate in writing, in monthly installments of **Thirteen & 90/100** Dollars (\$ **13.90**), commencing on the first day of **May**, 19 **42**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **April**, 19 **67**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

in **Greenville Township**, on the West side of West Avenue, near the City of Greenville, being shown as Lot No. 7 on plat of Property of J. R. West made by Thos. T. Linder, August 16, 1937, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book D at Page 268, and having, according to a survey made by W. J. Riddle, Surveyor, March 30, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of West Avenue, 345 feet North from Easley Bridge Road, corner of Lot No. 6, and running thence with the line of said lot, S. 73-45 W. 174 feet to an iron pin; thence N. 14-45 W. 66 feet to an iron pin, corner of Lot No. 8; thence with the line of said lot, N. 73-45 E. 172 feet to an iron pin on West Avenue; thence with the Western side of West Avenue, S. 16-15 E. 66 feet to the beginning corner; being the same property conveyed to Thomas J. Bentley by C. D. Hendrix by deed dated September 26, 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Book of Deeds 239 at Page 345.

For position of this paragraph see other side of page.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight months from the date hereof (Written statement of any officer or employee of the Federal Housing Administration dated subsequent to the eight months' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

Feb. 25, 1954 - Paid and Satisfied in Full.
Witness:
Martha Mills
Lewis Vickers, Jr.
The First National Bank
2 Greenville, S.C.
By: C. M. Gaffney, Jr.
Trust Officer

SATISFIED AND CANCELLED OF RECORD
26 DAY OF *Feb* 19 *54*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *12:15* O'CLOCK *P.* M. NO. *4446*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to