

STATE OF SOUTH CAROLINA
COUNTY OF Greenville.

JAN 22 2 34 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Paul H. Bentley and Frances P. Bentley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
(Fountain Inn, S. C., Branch)

(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 Thirteen Thousand

Dollars (\$ 13,000.00) due and payable

on demand

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually.

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 Town of Fountain Inn on the southwest side of Main Street, with the following metes and bounds, to-wit:

BEGINNING on Main Street at the corner of Lot formerly belonging to J. P. Kellett, the building thereon now being occupied by the Triangle Drug Store, and running thence with said Main Street 33-1/3 feet to lot formerly belonging to A. G. Edwards Brothers, said lot now owned by Thomas Edwards of Greenville, S. C., who is a son of one of the Edwards Brothers; thence along the Edwards lot line to the Seaboard Coastline lot, formerly C & W. C. Railway; thence along the said Seaboard Coastline lot 33-1/3 feet to back corner of the said J. P. Kellett lot; thence along the line of the said corner J. P. Kellett lot to the beginning corner, being the same lot of land upon which is located a two-story brick mercantile building, formerly occupied for a number of years by W. E. Gray, and described as Lot No. 20 on Block Book for Greenville County, S. C., Page 357.

Also all that other piece, parcel or lot of land lying being and situate in the County and State aforesaid on the Northeast side of Main Street, with the following metes and bounds, to-wit:

BEGINNING on Main Street at the corner of lot formerly belonging to Mrs. Mamie McKnight Todd, and running thence N. 28 W. 24.66 feet to corner of lot formerly belonging to J. P. Kellett; thence along the line of said lot formerly belonging to J. P. Kellett N. 52 E. 150 feet to an alley; thence along said alley S. 38 E. 21.66 feet to corner of lot formerly owned by Mrs. Mamie McKnight Todd; thence along the former Todd line S. 52 W. 150 feet to the point of beginning corner on the northeast side of said Main Street. There being situate on this lot a 1-story mercantile building formerly occupied as a restaurant and previously thereto being occupied by J. W. Pollard and family as a residence, now occupied by a discount drug store, being known and designated on the Block Book of Greenville County, S. C., as Lot No. 11, Sheet 348.

The within mortgaged premises being the same property conveyed to the mortgagors by deeds of the Peoples National Bank of Greenville, S. C. Ancillary Administrator, C. T. A. and Wachovia Bank and Trust Company of Durham, North Carolina, Executor of the Estate of Emma Rouss McKnight Thomas, deceased, to be recorded herewith.

Together with all and singular rights, members, hereditaments, 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.