

STATE OF SOUTH CAROLINA JULY 7 11 39 AM '76

BOOK 1372 PAGE 220

COUNTY OF Greenville DONNIE S. TANKERSLEY R.H.C. MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. Randall Bentley and Ann G. Bentley

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Paul H. Bentley and Frances P. Bentley

(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 and 00/100

Twenty-four Thousand Four Hundred Fifty/ Dollars (\$24,450.00) due and payable in 360 monthly installments of One Hundred Thirty-one and 26/100 (\$131.26) Dollars each, commencing August 10, 1976,

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, Town of Fountain Inn, and being the major portion of Lot #20, which Lot #20 is shown on a plat of property of Floyd and Mary W. Weathers, recorded in the R.M.C. Office for Greenville County in Plat Book FF, at Page 350, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Woodvale Avenue, which iron pin is situate 19 feet N. 31-16 E., of the joint front corner of Lots 19 and 20, and running thence with Woodvale Avenue, which is as follows: N. 31-16 E., 76.9 feet to an iron pin; thence N. 80-18 E., 112.2 feet to an iron pin; thence S. 80-13 E., 32.7 feet to an iron pin at the joint corner of Lots Nos. 9 and 20; thence S. 21-23 W., 153.8 feet to an iron pin; thence through Lot No. 20 N. 63-01 W., 142.6 feet to the point of beginning.

Being the same property conveyed to P. Randall Bentley and Ann G. Bentley by deed of Down Construction Co., Inc., dated July 2, 1976, to be recorded herewith in the R.M.C. Office for Greenville County.



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.

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