

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1454 PAGE 703

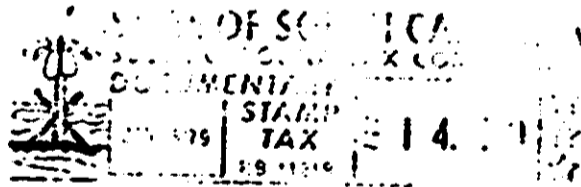
THIS MORTGAGE is made this 7th day of January 1979 between the Mortgagors, P. RANDALL BENTLEY AND ANN G. BENTLEY, DONNIE S. TANKERSLEY (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina: near Fountain Inn, containing 3.05 acres known as Lot 5 on plat of Shellstone Park on revised plat prepared by R. Jordan, RLS, dated August, 1967, and recorded in Plat Book ppp at page 176, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Shellstone Drive, joint front corner with Lot 4 and running thence along said drive, S. 58-14 E., 330 feet to an iron pin, joint front corner with Lot 6; thence along line with Lot 6, S. 31-46 W., 399 feet to an iron pin, joint rear corner with lot 6; thence N. 59-22 W., 330 feet to an iron pin joint rear corner with lot 4; thence along joint line with lot 4, N. 31-46 E., 405.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Jeff R. Richardson, to be recorded of even date herewith.



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which has the address of (Street) (City) (herein "Property Address"); (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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