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MORTGAGE

1476-009

THIS MORTGAGE made this 3 day of August 1979 by the Mortgagor, Paul H. Bentley and Frances P. Bentley (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, Greenville, S.C. 29644 (herein "Lender").

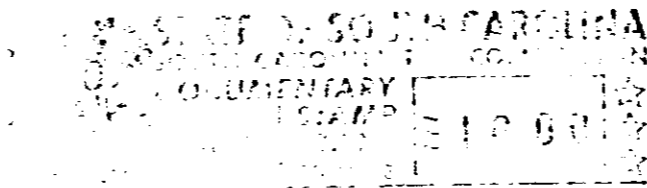
WHEREAS Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999

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:

ALL that lot of land lying in the Town of Fountain Inn, County of Greenville, State of South Carolina on the northeastern side of Thackston Street (Also known as Shaw Street) and being shown as Lot No. 1 of a new plat of property of W. Shell Thackstone, recorded in the RMC Office for Greenville County in Plat Book DDD, Page 93 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the northeastern intersection of Green Avenue and Thackston Street, and running thence along Thackston Street S. 42-20 E., 100 feet to an iron pin; thence N. 47-40 E., 150 feet to an iron pin; thence N. 42-20 W., 100 feet to an iron pin on the eastern side of Green Avenue; thence with the side of Green Avenue S. 47-40 W., 150 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of C. D. Case as recorded in the RMC Office for Greenville County in Deed Book 724, Page 412 recorded June 7, 1973.



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which has the address of Lot 1, Thackston Street Fountain Inn South Carolina 29644 (herein "Property Address");

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".

4.0001

Borrower covenants that Borrower is lawfully seized 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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