

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED  
S.C.

JUN 25 PM '80

MORTGAGE OF REAL ESTATE

BOOK 1504 PAGE 671

TO ALEX WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BOBBY R. TURNER and FRANCES A. TURNER,

(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 Eleven Thousand Five Hundred and No/100---

Dollars, \$ 11,500.00, due and payable

In 120 monthly installments of \$158.42 Dollars with each payment to include its amortized share of principal and interest at 11% per annum with the first payment to be due June / , 1980, and the following payments on the same day of each month thereafter until paid in full.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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,

ALL that piece, parcel, or lot of land lying, being and situate in the Town of Fountain Inn, Greenville County, South Carolina, being located 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 owned by J.P. Kellett; thence along the said lot formerly belonging to J.P. Kellett N. 52 E. 150 feet to an alley; thence along said alley S. 38 E. 24.66 feet to corner of lot formerly owned by Mrs. Mamie McKnight Todd; thence along the said former Todd line S. 52 W. 150 feet to the beginning corner on the Northeast side of main Street, and being bounded by Main Street, lot formerly belonging to J.P. Kellett, alley, and lot formerly belonging to Mamie McKnight Todd.

THIS being the same property conveyed to the Mortgagor(s) herein by Deed of Paul H. Bentley and Frances P. Bentley, of even date to be recorded herewith.

We have not examined the Courthouse records nor is this title certified.  
Younts, Gross, Gault & Smith

GC TO...  
DOCUMENTARY  
JUN 25 1980

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.

0671

4328 RV-2