

PLEASE MAIL: BANK OF GREER, P. O. BOX 708, Greer, S. C., 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE

SEP 16 2 18 PM '80

MORTGAGE TO SECURE FUTURE ADVANCES & OBLIGATIONS

REC-1516 REG-480

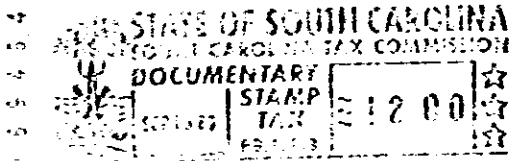
THIS MORTGAGE is made this 15th day of September 1980, between the Mortgagor, WILLIAM S. BENSON (herein "Borrower"), and the Mortgagee, BANK OF GREER, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P. O. Box 178 Greer, South Carolina, 29651 (herein "Lender").

WHEREAS, Borrower desires to facilitate future financing through Lender by executing this Master Mortgage to secure future advances which shall be evidenced by Notes executed at the time of such advances; and the terms of such future advances shall be negotiated at the time of such advances, but the total principal balance of all obligations or advances secured hereby shall not exceed the sum of THIRTY THOUSAND AND NO/100ths (\$ 30,000.00).

TO SECURE to lender the repayment of the indebtedness secured hereby and the performance by Borrower of all covenants herein contained, the Borrower does hereby mortgage, grant and convey unto Lender and Lenders Successors and Assigns, the following described property:

ALL that lot of land in the State of South Carolina, County of Greenville, in Oneal Township, containing 3.27 acres, more or less, and constituting the unsold portion of that 4.04 acre tract conveyed to the Mortgagor by deed of Pearl B. Stone, recorded in Deed Book 590 at Page 97, after deducting therefrom a lot of 0.77 acres conveyed by the Mortgagor to Claude R. Burrell by deed of even date herewith. Reference is hereby made to the aforesaid deeds for a more particular description of the subject property.

THIS is the greater portion of the property conveyed to the Mortgagor by deed of Pearl B. Stone, recorded on December 30, 1957 in Deed Book 590 at Page 97.



which has the address of Route 7, Valley Lane, Greer, S. C. 29651 (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".

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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