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FIRST FEDERAL
S. C.
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GREENVILLE
S. C.

1525-787

MORTGAGE

THIS MORTGAGE is made this 21st day of November, 1980, between the Mortgagor, Ralph R. Bennett, Sr. and Jennie Bennett, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of 6,500.00 Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 1987.

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 certain piece, parcel or lot of land situate, lying and being at the West side of Florida Avenue, near the City of Greenville in the County of Greenville, State of South Carolina, being shown as Lots 6 and 7 of Block M on plat of the subdivision known as Highland made by Dalton and Neves, Engineers, recorded in the RMC Office for Greenville County, S.C. in Plat Book "J", page 193, each of said lots having a frontage of 58 feet on the West side of Florida Avenue and running back in parallel lines to a depth of 200 feet.

Less: That Portion of Lots 6 and 7 of Highland subdivision that was deeded to Elsie Brown Bentley, her heirs and assigns, forever, dated 15th of September, 1976. Recorded the same in Deed Book 1042, at page 902. Being more specifically defined with the following metes and bounds, to wit:
Beginning at a point on Aconee St. (formerly Hudson) at the joint corners of Lots 7 and 8 of Highland Subdivision and running thence N. 22-10 W. 116.9-feet to a point; thence N. 71-00 E. 54.6-feet to a point; thence S. 21-53 E. 115.0-feet to a point on Aconee Street (formerly Hudson) thence along said Street S. 71-00 W. 54.02-feet to a point of beginning, being a portion of the property conveyed to grantors herein by deeds as recorded in the R.M.C. Office for Greenville County in Deed Book 296, at Page 232 and Book 1014, at page 454.

This being a portion of the property being known as Lot 7 is the same property conveyed to Ralph B. Bentley, Sr. by deed of L.B. Sutton dated 7-24-46 and recorded in the R.M.C. Office for Greenville County on 7-24-46 in deed book 296 at page 232.
This being a portion of the property being known as Lot 6 was conveyed to Ralph R. Bennett, Sr. and Jennie Bennett by deed of Elsie Brown Bentley dated 2-10-75 and recorded in R.M.C. Office for Greenville County on 2-10-75 in deed book 1014 and page 454. Ralph R. Bentley, Sr. and Jennie Bentley subsequently deeded out a portion of lot 6 and 7 to Elsie Brown Bentley by deed dated 9-15-76 and recorded in the R.M.C. Office for Greenville County on 9-15-76 in deed book 1042 and page 902.

which has the address of 306 South Florida Avenue, Greenville,
(Street) (City)
South Carolina 29611 (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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