

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

BOOK 1589 PAGE 469

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 17 AM '82

THOMAS C. BRISSEY

WHEREAS, Perry Sammons and D.G. Sammons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Claude C. Bentley and Linda T. 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

Ten Thousand Five Hundred and No/100

Dollars (\$ 10,500.00) due and payable

as set out in promissory note of even date

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~~XXXXXXXXXX~~

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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, the Mortgagee's heirs, 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, known and designated as Lot 3 on plat of CLEARVIEW ACRES recorded in the RMC Office for Greenville County, S.C. in Plat Book MM at page 168, said lot having a frontage of 100 feet on the east side of Clearview Circle, a parallel depth of 175 feet and a rear width of 100 feet.

This being the same property conveyed to Mortgagor by deed of Claude C. Bentley and Linda T. Bentley of even date to be recorded herewith.

In the event the property secured by this mortgage is sold this mortgage is not assumable without prior consent of Mortgagee. Mortgagee further reserves the right to negotiate an increase in the interest rate with the proposed Buyer at Mortgagee's option.

*Mortgagee's Address: 205 Winsford Dr.
Greenville, A.C. 29609*

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAY 1982
0420

400 8 35081801

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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.

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