

FILED  
GREENVILLE S. C.  
Nov 8 4 04 PM '83  
DONNIE S. BARRERSLEY  
R.M.C.

VOL 1834 PAGE 553

## MORTGAGE

THIS MORTGAGE is made this 8th day of November, 1983 between the Mortgagor, MICHAEL W. BENTLEY and VICKIE S. BENTLEY, (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").

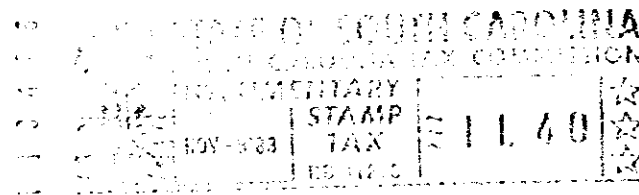
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand, Four Hundred Fifty & No/100 (\$28,450) Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013.....;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the western side of Spring Street, being shown as Lot 141, Section B, "A Subdivision for Woodside Mills, Greenville, S. C." on plat thereof recorded in Plat Book W at Page 112 in the RMC Office for Greenville County, and being further shown on a more recent plat by Freeland & Associates, dated November 4, 1983, entitled "Property of Michael W. Bentley and Vickie S. Bentley," and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Spring Street, at the joint front corner of Lots 140 and 141, and running thence along the joint line of said lots, N. 55-08 W. 160 feet to an iron pin on the eastern side of a 12-foot alley; thence N. 34-52 E. 33 feet along East side of said alley; thence S. 72-29 E. 97.5 feet to an iron pin; thence S. 56-57 E. 67 feet to an iron pin on the western side of Spring Street; thence S. 34-52 W. 64 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deeds of Betty Milliken, Louis R. Crooks, Otis Crooks, Sandra Donahue and Flora Watson, as heirs of L. C. Crooks, deceased, recorded herewith.



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which has the address of 2 Spring Street, Greenville, South Carolina 29611  
(Street) (City)  
(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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