

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GR C S. C.

PM '82

BOOK 1589 PAGE 995

MORTGAGE OF REAL ESTATE

3044 BENTLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. RANDALL BENTLEY AND EDWARD C. CASE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY, P. O. Box 65, Fountain Inn, S.C. 29644

(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

Twenty-Two Thousand One Hundred Forty-Two and 33/100 Dollars (\$ 22,142.33 ) due and payable

in sixty monthly payments (60) of principal and interest in the amount of Five Hundred Twenty-Six and 76/100 (\$526.76) Dollars beginning January 22, 1983 and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of 15.00 per centum per annum, to be paid monthly

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:

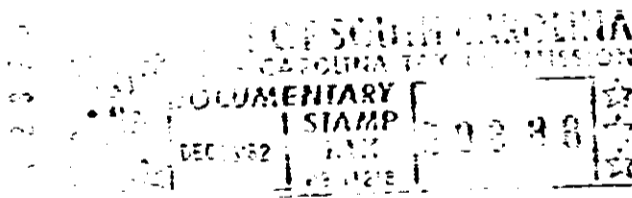
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

CONTAINING 3.71 acres, more or less, as shown on a plat prepared for Martha B. Phillips, by T. T. Dill, dated May 2, 1970, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Blind Tiger Bridge Road and running thence S 55-15 W., 100 feet to an iron pin; thence S. 50-30 W., 250 feet to an iron pin; thence N. 40-00 W., 597 feet to an iron pin on Fowler line; thence N. 48-40 E., 189.5 feet to an iron pin; thence along the line of Burrell, S. 54-45 E., 633 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Louis J. Tucker and Hazel H. Tucker recorded in the RMC Office for Greenville County in Deed Book 1167 at Page 698 on May 28, 1982.



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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.

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