

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1331 PAGE 647

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bryon E. Gault and Sammy B. Coleman

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

Paul H. 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 and 00/100-----Dollars (\$ 10,000.00) due and payable

in monthly installments of Ninety Five and 57/100 (\$ 95.57) Dollars, said payments first to interest and balance to principal, beginning one (1) month from date and continuing on the like day of each month thereafter until paid in full,

with interest thereon from date at the rate of 8% 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, Town of Fountain Inn, and shown as a 0.45 Acre tract on a Plat entitled "Property of Paul H. Bentley" by Freeland & Associates dated 12/12/74 and which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book at Page , and which, according to said Plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Ellison Street, (300 ft. more or less Northeast of Woodside Avenue) and running thence along other property of Paul H. Bentley S. 34-35 E. 200 ft. to an iron pin; thence N. 56-36 E. 100 ft. more or less to an iron pin; thence N. 34-55 W. 200 ft. to an iron pin on the Southern side of Ellison Street; thence along the side of said Ellison Street S. 56-36 W. 100 ft. to an iron pin at the point of Beginning.

This is the same property conveyed to the mortgagors of even date herewith.



Together with all and singular rights, members, herditaments, 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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