

GREENVILLE

JAN 27 2 27 PM 1967

BOOK 1049 PAGE 55

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FA. MORTGAGE OF REAL ESTATE
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Paul H. Bentley and E. H. Patterson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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-Thousand - - - - - Dollars (\$20,000.00) due and payable

One year after date

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: annually

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 Mortgagee 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, Fairview Township and on the East side of Main Street in the Town of Fountain Inn, fronting on Main Street Twenty-Two and one-half (22.5) feet, more or less, and running back a depth of One Hundred Fifty (150) feet to an alley, and being Twenty-Two and one half (22.5) feet wide on said alley, and being bounded by lot of J. A. Thomason, alley, Lot of B. L. Holland, this day conveyed to the mortgagors herein and Main Street. There being situated on said lot a one story brick and concrete block mercantile building.

This being the same lot of land conveyed to the mortgagors by deed of L. E. White and R. E. White, April 21, 1956, of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 551, Page 459. Block Book reference 357-2-9.

Also all that other piece, parcel or lot of land lying, being and situate in the County and State aforesaid and on the East side of Main Street in the Town of Fountain Inn, with all improvements thereon, a brick, one story, mercantile building and an iron clad warehouse, having a frontage on Main Street of Twenty-two feet and four inches, and running back one hundred fifty feet to an alley, and being twenty-two feet and four inches wide in the rear, on said alley. Said lot being bounded by the above described lot, lot of C. A. Parsons, formerly Essie Holland Babb, Alley, and Main Street. This being the same lot of land this day conveyed to the mortgagors by deed of Bennie L. Holland to be recorded herewith. Block Book reference 357-2-8.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 34 PAGE 547

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Nov. 1975
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK A.M. 1956