

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
CO. S. C.
APR 12 PM '80
W. H. BENTLEY

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 761

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HARLENA H. REYNOLDS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL H. BENTLEY and FRANCES P. 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 FOURTEEN THOUSAND AND NO/100

----- Dollars \$ 14,000.00 due and payable
In 72 monthly installments of \$266.48 with each payment to include its amortized share of principal and interest computed at 11% per annum on the outstanding principal balance. The first payment shall be due on April 15, 1980, and the remaining payments shall be due on a like day of each month thereafter.

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, being located on the Southwest side of Main Street, fronting thereon 33 1/3 feet with the following metes and bounds, to-wit:

BEGINNING on Main Street at the corner of lot formerly owned by J.P. Kellett, the building thereon now being occupied by the Triangle Drug Store, and running thence with said Main Street 33 1/3 feet to lot formerly belonging to A.G. Edwards Brothers, said lot now owned by Thomas Edwards of Greenville, S.C., who is the son of one of the Edwards Brothers; thence along the line of the said Edwards lot to the Seaboard Coastline Railway lot, formerly C. & W.C.; thence along line of said Seaboard lot 33 1/3 feet to back corner of the said former J.P. Kellett lot; thence along line of the said former J.P. Kellett lot to the beginning corner, being the same lot of land upon which a building is situate, formerly occupied for a number of years by W.E. Gray.

THIS being the same property conveyed to the Mortgagor(s) herein by deed of Paul H. Bentley and Frances P. Bentley, of even date, to be recorded herewith.

We have not examined the
County records nor is
this note certified.
Boots, Gross, Gault & Smith

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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