

State of South Carolina)

Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 27th day of May, 1982

by P. RANDALL BENTLEY and EDWARD C. CASE

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

Fountain Inn, South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 100 South Weston St., Fountain Inn, S.C.

WITNESSETH:

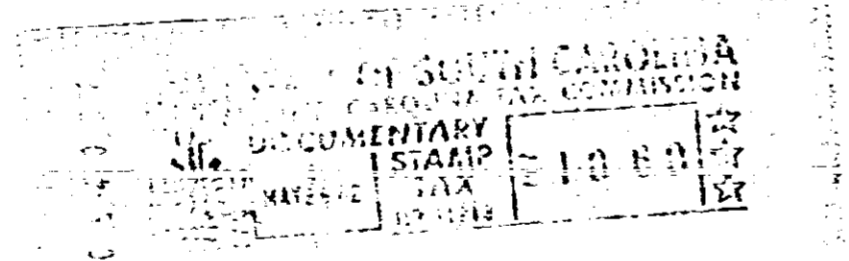
THAT WHEREAS, P. RANDALL BENTLEY and EDWARD C. CASE is indebted to Mortgagee in the maximum principal sum of Twenty Six Thousand Five Hundred and No/100 Dollars (\$ 26,500.00), which indebtedness is evidenced by the Note of P. RANDALL BENTLEY and EDWARD C. CASE of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 26,500.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, 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 of even date, herewith.



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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