

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James M. Bentley and Frances L. Bentley,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 Seventeen Thousand and No/100 - - -

DOLLARS (\$ 17,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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,

in the City of Greenville, being known and designated as Lot No. 18 on Plat of Knollwood of record in the R.M.C. Office for Greenville County in Plat Book KK, at page 35, and being more particularly described according to said Plat, as follows:

BEGINNING at a point on the South side of Seminole Drive, at the joint front corner of Lots 17 and 18, and running thence S. 23-14 W. 180.8 feet along the line of Lot 17 to the rear corner thereof; thence S. 64-31 E. 66.2 feet along the line of Lot 19 to a point on Sunset Drive; thence N. 35-14 E. 150.4 feet along Sunset Drive to a point thereon; thence following arc of a curve, whose radius is thirty (30) degrees and whose length is forty-six (46) feet, more or less, to point on Seminole Drive; thence N. 66-46 W. 68 feet along Seminole Drive to the point of beginning.

The above described property is the same conveyed to the Mortgagor by Deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

PAID AND SATISFIED IN FULL
THIS 15th DAY OF August 1954
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
BY: *[Signature]*
WITNESS: *[Signature]*

SATISFIED AND CANCELLED OF RECORD
DAY OF August 1954
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK *[Signature]*