

FILED  
GREENVILLE CO. S.C.

Mortgagees' Address:  
705 N. Main Street  
Mauldin, S. C. 29662

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

112 4 27 PM

MORTGAGE OF REAL ESTATE

1428 633

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. RANDALL BENTLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE N. GAULT

(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 SIXTEEN THOUSAND AND NO/100

Dollars (\$ 16,000.00) due and payable

in one hundred eighty (180) equal monthly installments of One Hundred Sixty-Two and 29/100 (\$162.29) Dollars per month beginning June 10 1977, and continuing on the same date of each month thereafter until paid in full;

with interest thereon from date at the rate of Nine 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 Simpsonville, containing .56 acres more or less according to a plat prepared for George N. Gault by Carolina Surveying Company dated January 30, 1978, and revised March 30, 1978, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near the center of South Main Street and running thence along S. Main Street S 4-37 E. 117.7 feet to a point in the intersection of South Main Street and Fairview Road; thence turning and running in or near the center of Fairview Road S. 41-22 W. 142.5 feet to a point in or near the center of Fairview Road; thence turning and running N. 29-51 W. 26.9 feet to an iron pin; thence N. 42-00 W. 145.2 feet to an iron pin; thence N. 45-28 E. 31.6 feet to an iron pin; thence N. 67-43 E. 187 feet to a nail and cap in or near the center of South Main Street, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of George N. Gault to be recorded in the R.M.C. Office for Greenville County of even date herewith.

DOCUMENTARY  
STAMP  
TAX  
\$ 08.40

GCTO --- 1 AP1278 1071

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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