

FILED
OFFICE OF REC. S. C.
JUL 3 9 49 AM '79
DONALD E. TANNERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1979, between the Mortgagor, Wayne Bentley and Gwen Bentley, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

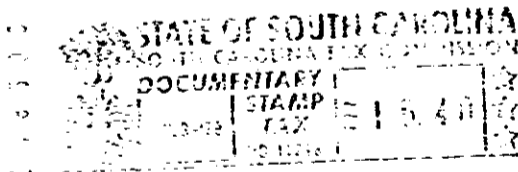
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Five Hundred (\$38,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 27, on a plat of Rosewood Park prepared by Terry T. Dill, dated October 3, 1959, and recorded in the RYC Office for Greenville County in Plat Book TT, Page 30, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on Lynn Drive at the joint front corner of Lots No. 26 and 27 and running thence along Lynn Drive N 82-00 E 100 feet to an iron pin at the joint front corner of Lots No. 27 and 28; thence turning and running S 3-05 E 137.4 feet to an iron pin at the joint rear corner of Lots No. 27 and 28; thence turning and running S 79-57 W 100 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence turning and running N 3-25 W 142 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagors herein by deed from John Rodger Anthony, dated July 2, 1979 and recorded July 3, 1979 in the RYC Office for Greenville County in Deed Book 1106 at Page 3.



which has the address of 6 Lynn Drive, Taylors S. C. (City)
(State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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