

PO Box 397 Marietta, SC 29661
MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
CO. S.C.
MORTGAGE OF REAL ESTATE
APR 10 1980
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DO NOT SIGN
WALTERSLEY
S.M.D.

1500 217

WHEREAS, THOMAS J. BENTLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROSA C. 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 **Two Thousand and No/100**-----

-----Dollars (\$ 2,000.00) due and payable

at \$100.00 per month for 20 months. First payment due and payable May 15, 1980, and a like day of each and every thereafter until paid in full.

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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 known and designated as Lot No. 6 as shown on a plat of MIDWAY ACRES Subdivision, dated January 23, 1971, prepared by C. F. Webb, which plat is recorded in the RMC Office for Greenville County in Plat Book 4-I at Page 77, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

DERIVATION: Thomas J. Bentley, Deed Book 1123 , Page 616 , recorded 1/9/80.

DOCUMENTARY
STAMP

Together with all and singular rights, benefits, franchises and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be taken therefrom and including all fixtures, plumbing, and heating 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in its simple absolute, that it has good right and is lawfully entitled to sell the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons claiming or lawfully claiming the same or any part thereof.

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