

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
NOV 21 PM '80

BOOK 1524 PAGE 82

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN ANNERSLEY  
R.M.C.

WHEREAS, E. KENNETH BENTLEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Eighteen-thousand five-hundred nine-two and 20/100ths

Dollars (\$ 13,592.20 ) due and payable

according to terms and conditions of promissory note of even date herewith:

with interest thereon from November 10, 1980 at the rate of 15.00 per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land situate, lying and being on the north side of Easley Bridge Road, in the county and state aforesaid, and being more fully described in a plat prepared by Carolina Surveying Company on July 2, 1980.

BEGINNING at a point forty-five (45) feet from the corner of Dorsey Boulevard and Easley Bridge Road, and running thence north 53-51 E 13.3 feet to a point then running north 37-39 E 61.3 feet to a point, thence running south 29-04 E 32.8 feet to a point on Easley Bridge Road thence running south 64-07 W 66 feet along the said Easley Bridge Road to the point of the BEGINNING.

This being the same conveyed to E. Kenneth Bentley by Allan B. Clark by deed dated and recorded concurrently herewith.

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STATE OF SOUTH CAROLINA  
DEED RECORDS  
GREENVILLE COUNTY  
NOV 21 1980

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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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