

APR 22 11 13 AM '81

**MORTGAGE**

THIS MORTGAGE was made this 21<sup>st</sup> day of April 1981, between the Mortgagor, Dean Bentley and Gloria Jean E. Stewart Bentley (formerly Gloria Jean Stewart) (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is: 107 Church Street, Greer, South Carolina, 29651 (herein "Lender").

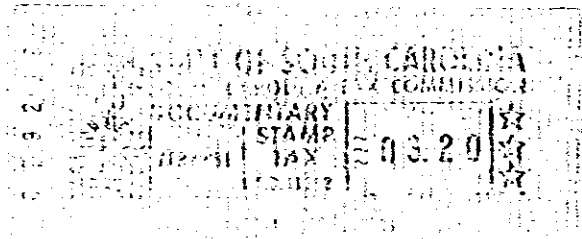
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 8,000.00 which indebtedness is evidenced by Borrower's note dated April 21, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 1, 1988;

TO SECURE to Lender 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, 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 parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the North side of Edwards Avenue, formerly known as Hugh Street, and near Morrow Street, having the following courses and distances:

BEGINNING on an iron pin on the North side of Edwards Avenue, which corner is 115 feet East from Morrow Street; thence N. 11-50 E. 150 feet to an iron pin; thence S. 78-00 E. 75 feet to an iron pin; thence S 11-50 W 150 feet to an iron pin on the North side of Edwards Avenue; thence along Edwards Avenue N 78-00 W 75 feet to the beginning corner.

This being the same property conveyed to mortgagors herein by deed of Talmadge Crisson dated June 16, 1972 and recorded June 20, 1972 in DB 946 page 487 in the R.M.C. Office for Greenville County and by Master's Deed of Frank P. McGowan, Jr., Master, Greenville County dated April 15, 1981, and recorded in DB 1146, page 326, April 15, 1981, in the R.M.C. Office for Greenville County. Also, see Probate Court Apt. 1335, file 1, Greenville County and deed of Gloria Jean E. Stewart Bentley (formerly Gloria Jean Stewart) dated April 21, 1981 to be recorded herewith.



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which has the address of 101 Edwards Avenue, Greer, S. C. 29651  
[Street] [City]  
South Carolina 29651 (herein "Property Address");  
[Zip Code]

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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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