

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

Mtg Et. S. Box 389
Travelers Rest, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1567 PAGE 544
29690

APR 6 2 52 PM '82 ALL WHOM THESE PRESENTS MAY CONCERN:

CONNOR CAMPBELL
R.M.C.

WHEREAS, JULIE CRAFT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAUDE C. BENTLEY and LINDA T. 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

Eight Thousand and no/100-----

Dollars (\$ 8,000.00) due and payable

Privilege is given the borrower to pay all or any part of the principal of this note at anytime without penalty

with interest thereon from date at the rate of 12% per centum per annum, to be paid: according to the terms of said Note.

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 tract of land lying, being and situate in the County of Greenville, State of South Carolina, near Fork Shoals and being shown on a plat of property of Claude C. and Linda T. Bentley, prepared by C. O. Riddle, R.L.S., on June 3, 1977 which tract has according to said plat 5.00 acres excluding road and the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Belle Drive and Marseille Drive and running S. 26-24 E. 370.6 feet along the northwestern edge of Marseille Drive to an iron pin; thence turning and running S. 63-36 W. 255 feet to an iron pin; thence N. 26-24 W. 85 feet to an iron pin; thence S. 63-36 W. 330 feet to an iron pin; thence N. 28-46 W. 376.9 feet to an iron pin in the center of Belle Drive; thence along the center of Belle Drive N. 59-48 E. 70 feet to an iron pin; thence N. 55-57 E. 100 feet to an iron pin; thence N. 69-31 E. 100 feet to an iron pin; thence N. 75-46 E. 100 feet to an iron pin; thence N. 81-36 E. 247.5 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear on record or on the recorded plat of the premises.

This being the same property conveyed to Mortgagor herein by deed of Claude C. Bentley and Linda T. Bentley dated April 3 1982 and recorded in the R.M.C. Office of Greenville County in Deed Volume 1105 at Page 103 on April 8, 1982.

SENT -----2 AP 882 715

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
APR 5 1982
TAX \$ 0 3 20
53 11212

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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