

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

AUG 16 2 15 PM '83

WHEREAS, GLORIA DENAULT ASHLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

PAUL H. BENTLEY

110 I. McK... Street
Fountain, N.C. 29644

(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 FOUR HUNDRED TWENTY-FOUR AND 46/100---Dollars \$ 8,424.46 ; due and payable

per note executed this date or any future modifications, extensions or renewals thereof.

with interest thereon from date at the rate of per note per centum per annum, to be paid per 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 lot of land in the County of Greenville, State of South Carolina and being known and designated as Lot 10 on a plat of property of Blake P. Garrett, dated March 8, 1951 and recorded in the RMC Office for Greenville County in Plat Book 2 at Page 140, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at and iron pin on Givens Street, joint corner of Lot 11, and running 161.9 feet S. 26-23 W. along line of Lot 11 to an iron pin, rear corner of Lots 10 and 11 and property of Kayser Mill; thence S. 63-44 E. along Kayser Mill Line, 75.03 feet to an iron pin; joint corner of Lots 9 and 10; thence N. 25-23 E., along line of Lot 9, 161.7 feet to an iron pin on Givens Street; thence N. 63-37 W., along Givens Street, 75.00 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Terry B. Ashley dated April 5, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1185 at Page 827 on April 6, 1983.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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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