

GREENVILLE, S.C.
MORTGAGE
JUN 21 2 44 PM '84
DOUGLAS BENTLEY

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THIS MORTGAGE is made this 20th day of June, 1984, between the Mortgagor, Charles C. Bentley, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-five Thousand and No/100 (\$135,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2004

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina as shown on a plat prepared for Charles C. Bentley by Freeland and Associates, Engineers and Surveyors, dated June 20, 1984 and recorded in Plat Book 100 at Page 70, R.M.C. Office for Greenville County; reference being had to said plat for a detailed metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by deeds of Carolina Land Company, same as The Carolina Land Company, dated February 15, 1967 and recorded in Deed Book 814 at Page 63 on February 16, 1967 and dated January 14, 1975 and recorded March 6, 1975 in Deed Book 1015 at Page 360.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
JUN 21 84
RB. 1121E
54.00

which has the address of Highway 276 (Street), Mauldin (City), South Carolina, 29662 (herein "Property Address"); (State and 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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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