

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C. CO. S.

AUG 29 2 59 PM '80

DEED MORTGAGE

MAR 7 1980
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2.0001
Glenn D. Bentrim and
Hattie Ferguson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

26719

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Glenn D. Bentrim and

Patricia A. Bentrim

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Thirty Eight Thousand, Two Hundred and No/100 ----- DOLLARS

(\$ 38,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Greenville, near the City of Greenville, on the southwestern side of Tranquil Avenue, being known as Lot No. 63 of Section 1 on plat of Lake Forest prepared by Piedmont Engineering Service dated July, 1953 and recorded in Plat Book GG at page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Tranquil Avenue at the joint front corner of Lots 27 and 63 and running thence with the line of Lot 27, S. 39-03 W. 201 feet to an iron pin; thence N. 38-10 W. 115.4 feet to an iron pin; thence with the line of Lot 64, N. 41-02 E. 186 feet to an iron pin on the southwestern side of Tranquil Avenue, thence with the southwestern side of Tranquil Avenue, S. 46-14 E. 107feet to an iron pin, the point of beginning."

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1 1/2% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage."

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