

FILED
GREENVILLE CO. S. C.
PURCHASE MONEY MORTGAGE
STATE OF SOUTH CAROLINA SEP 2 2 57 PM '80
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, THERESIA ELIZABETH WIERINGA-LORIG

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL H. 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 SIXTEEN THOUSAND AND NO/100 Dollars \$ 16,000.00 due and payable

in monthly installments of \$154.41 beginning on September 29, 1980 and being due on the same date of each month thereafter with principal balance and any accrued interest due in full August 29, 1984. Makers reserves the right to prepay without penalty. with interest thereon from date at the rate of TEN per centum per annum, to be paid MONTHLY

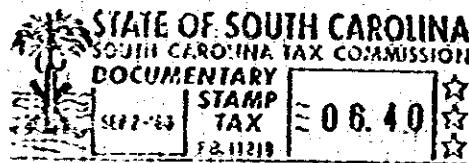
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee 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, Fairview Township and in the Town of Fountain Inn on the northside of Hellams Street, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hellams Street and running thence N. 51- $\frac{1}{2}$ W., 495 feet to a stone; thence N. 40 E., 87.1 feet to a stone; thence S. 51- $\frac{1}{2}$ E., 497 feet to a stone; thence S. 41 $\frac{3}{4}$ W., 89.1 feet to the beginning corner and containing one acre, more or less, and being bounded by now or formerly of Garrett Estate; Hellams Street; land now or formerly of W. T. Thackston Estate and others.

This is the identical property conveyed to the mortgagor by deed of Paul H. Bentley to be recorded on even date herewith.



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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