

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 9 4 41 PM '72  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1232 PAGE 513

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jerry Gentry and Frances Gentry,  
jointly and severally, are  
(hereinafter referred to as Mortgagor) well and truly indebted unto

Cordelia G. Rich,

(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

Nine Thousand and no/100 Dollars (\$9,000.00) due and payable

in equal successive monthly instalments of Ninety-Five and 62/100 (\$95.62) Dollars each, including interest; first instalment due and payable on June 1, 1972, and a like payment on the first day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate payment of the unpaid balance or any part thereof at any time or times before maturity,

with interest thereon from date at the rate of 6 & 1/2 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 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, on the South-East corner of Rainbow Drive (formerly Decatur Drive), being known and designated as lot No. 14 of a sub-division of property of D. L. Bramlett, as shown on a plat of said property made by W. J. Riddle, Surveyor, in March, 1937, and recorded in the R. M. C. Office for the said County of Greenville in Plat Book "I" at page 139, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South-East side of Rainbow Drive (formerly Decatur Drive) at the corner of lot No. 13, and running thence along the said Rainbow Drive, S. 61-32 W. 89.4 feet to corner of Crain Avenue; thence along Crain Avenue, S. 44-38 E. 208 feet to an iron pin at corner of lot No. 15; thence along line of Lot No. 15, N. 68-37 E. 44.7 feet to corner of lot No. 13; thence along line of Lot No. 13, N. 32-06 W. 205.5 feet to the beginning corner;

Together with whatever right, if any, that the mortgagors herein have, to run a sewer line across the rear portion of lot No. 13, if this shall be necessary in order to connect to main sewer from Rainbow Drive to Crain Avenue.

The above described property is the same that was this day conveyed to the mortgagors herein by the mortgagee herein, by deed of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said property.

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.