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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1351 PAGE 207

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD D. SENTELL

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

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

Four Thousand and No/100 (\$4,000.00)-----

Dollars (\$ 4,000.00) due and payable

on demand

with interest thereon from date at the rate of six per centum per annum, to be paid: on demand

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 southern side of Forestwood Drive shown as Lot No. 16 on a Plat of Broadleaf Forest, recorded in the R.M.C. Office for Greenville County in Plat Book MM, Page 54 and being further described as follows:

BEGINNING at an iron pin on the southern side of Forestwood Drive at the joint front corner of Lots 15 and 16 and running thence along the line of Lot 15 S. 12-00 E., 140.6 feet to an iron pin; thence S. 81-10 W., 80.2 feet to an iron pin at the corner of Lot 17; thence along the line of Lot 17 S. 12-00 E., 136.3 feet to an iron pin on the southern side of Forestwood Drive; thence along Forestwood Drive N. 78-00 E., 80 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Prudential Insurance Company of America in the original amount of \$16,950.00 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 922, Page 211.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to the same, and including all heating, plumbing, and lighting fixtures, and all other fixtures, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and title thereto, and that the premises are free and clear of all liens and encumbrances except those mentioned herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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