

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 4 3 30 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD D. SENTELL AND MELROSE V. 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 Two Thousand Nine Hundred Eighty and No/100-----  
-----Dollars (\$ 2,980.00 ) 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:

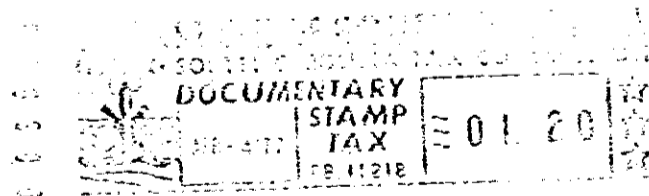
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being on the northern side of Ike's Road, being shown as a tract containing 1.12 acres on a plat of the property of Franklin Enterprises, Inc., dated August, 1975, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-M, Page 149 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Ike's Road at the joint front corner of a 1.31 acre tract and a 1.12 acre tract of land and running thence with the said 1.31 acre tract N. 14-00 E., 298 feet to an iron pin at the joint rear corner of said 1.31 acre tract and a 1.12 acre tract; thence S. 76-14 E., 64.1 feet to an iron pin; thence S. 75-46 E., 101.5 feet to an iron pin; thence S. 12-10 W., 281.3 feet to an iron pin on the northern side of Ike's Road; thence with said Road N. 79-51 W., 114.4 feet to an iron pin; thence still with said road N. 84-35 W., 61.4 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin Enterprises, Inc., recorded December 22, 1976, in the R.M.C. Office for Greenville County in Deed Book 1048, Page 287.

This mortgage is junior in lien to that certain mortgage executed in favor of Carolina Federal Savings & Loan Association recorded December 22, 1976, in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1385, Page 781.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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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