

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
FILED  
TO AGREE TO THESE PRESENTS MAY CONCERN:  
GREENVILLE, CO. S.C.

APR 4 11 14 AM '78

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Maxine B. Sentell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Seven Thousand and no/100

----- Dollars (\$ 7,000.00 ) due and payable  
in 60 monthly installments of \$154.96 each, all payable on the same day of each successive month commencing May 15, 1978, until said indebtedness is paid in full.

with interest thereon from April 4, 1978 at the rate of 9% per centum per annum, to be paid: as part of the monthly payment.

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, Cleveland Township, containing 3.82 acres, according to the plat of J.C. Hill, recorded in Plat book II at page 113, with metes and bounds according to said plat, to-wit:

BEGINNING at an iron pin on the North side of Oil Camp Creek at the corner of property formerly of J. C. Hill as trustee for Judy Hill Tate and this tract and running thence N. 23 W. 165 feet to a pin in the center of the County Road; thence N. 5-45 W. 139 feet to a point in the center of the old County road; thence N. 28-40 W. 391 feet to an iron pin; thence N. 10-10 E. 263 feet to an iron pin; thence N. 86-30 E. 123 feet to an iron pin; thence S. 17 E. 164 feet to an iron pin; thence S. 26-55 E. 339 feet to an iron pin on the side of Rocky Branch; thence S. 10 E. 151 feet to an iron pin in the center of 36'foot county road; thence with the center of said road as follows: S. 55 W. 62 feet; S. 39-30 W. 68 feet; S. 78-15 W. 51 feet to an iron pin at the joint corner of lots 6 and 7; thence with the line of lot 7, S. 23 E. 176 feet to an iron pin on Oil Camp Creek; thence with Oil Camp Creek in a southwestern direction 60 feet to the point of beginning.

Being the same property conveyed to Maxine B. Sentell by deed of May D. Hill, recorded in deed book 883 at page 533, recorded February 2, 1970.

MAXINE B. SENTELL had previously given a mortgage on this property to Homer Styles, which was recorded in book 1375 at page 537. By virtue of a subordination agreement executed by said Homer Styles, recorded in book 1427 at page 401, the lien of the prior mortgage to Homer Styles has been subordinated and secondary to the lien of this mortgage.

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GREENVILLE, SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 02.80  
PB. 11218

Together with all and singular rights, members, hereditments, 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 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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