

REC-1419 MAR 30 1979

RECORDED  
S. C.  
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MORTGAGE  
MORTGAGE

# MORTGAGE

THIS MORTGAGE is made this 31st day of August, 1979, between the Mortgagor, Bobby R. Sentell, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

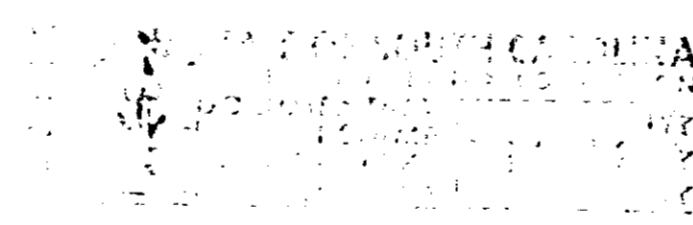
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land lying, situate, and being in the County of Greenville, State of South Carolina, being known and designated as Lot 48 on a plat of Heathwood Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book KK at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Whitman Drive at the joint front corner of Lots 47 and 48 and running thence with the joint line of Lot 47 S. 80-06 E. 200 feet to an iron pin at the joint rear corner of Lots 47 and 48; thence along the joint line with Lot 35 S. 9-54 W. 100 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence along the joint line of Lot 49 N. 80-06 W. 200 feet to an iron pin on the eastern side of Whitman Drive at the joint front corner of Lots 48 and 49; thence along the eastern side of Whitman Drive N. 9-54 E. 100 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of George Parr, Jr., dated June 7, 1967 and recorded in the RMC Office for Greenville County in Deed Book 821 at Page 365.



which has the address of 11 Whitman Drive Greenville, South Carolina (herein "Property Address");  
(Street) (City) (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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