

RE82-81'
MORTGAGE OF REAL ESTATE

BOOK 1571 PAGE 492

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE COUNTY S.C. MORTGAGE OF REAL ESTATE

FILED
MAY 27 AM '82
DONN. HARRISLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES O. GENTRY

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID A. CROSSMAN AND BARBARA D. CROSSMAN

c/o Tom Traxler, Atty 123 Broadus St, Greenville, SC 29601

(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

Fourteen Thousand Five-hundred Thirty-three & 79/100ths Dollars **14,533.79 due and payable

Fifty Dollars (\$50.00) per month, with principal and interest being due in full on June 1, 1985. First payment July 1, 1982.

with interest thereon from May 28, 1982 at the rate of ten (10%) per centum per annum, to be paid:

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:

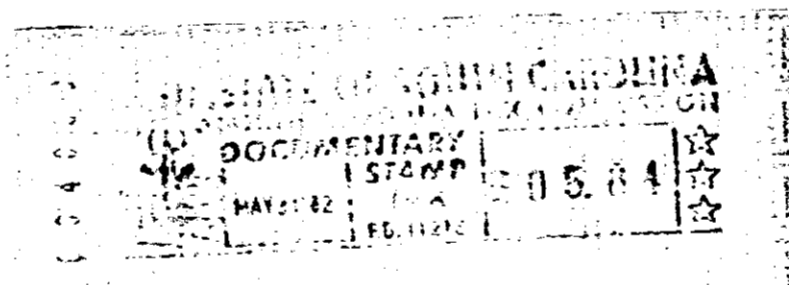
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 northern side of Stanley Drive, near the City of Greenville, being shown as Unit 31 on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5P, at Pages 13 and 14, and being more particularly described on said plat.

This being the same as that conveyed to Charles O. Gentry by deed of David A. Crossman and Barbara D. Crossman being dated and recorded concurrently herewith.

This mortgage contains a due on sale clause.

In the event that the mortgagor herein shall sell, transfer, convey or in any way dispose of the real property herein or any part thereof, Mortgagees shall have the right to accelerate and declare immediately due and payable the principal balance and accrued interest under the aforesaid promissory note and mortgage herein.



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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 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.