

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
SEP 16 2 20 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1803, 242-9969

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1530 PAGE 657

WHEREAS, I, Carl W. Gentry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, SC, P. O. Box 1329, Greenville, SC 29602

(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

NINE THOUSAND, FOUR HUNDRED AND FORTY-SEVEN Dollars (\$9,447.49) due and payable AND FORTY-NINE ONE HUNDRETHS -----

Payable in 42 equal monthly installments of \$304.66 each, beginning on 10/15/82, and continuing monthly until paid in full,

with interest thereon from 9/16/82 at the rate of 18.00 per centum per annum, to be paid monthly, included in the above-payments.

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, having the following metes and bounds:

BEGINNING at a nail and cap in or near the center of Old Easley Bridge Road, joint front corner of the property of the Grantor herein and formerly owned by L. V. Alexander, and running thence N. 50-00 E., 150 feet to an iron pin; thence S. 45-46 E., 100 feet to an iron pin; thence S. 50-00 W., 150 feet to a spike in or near the center of old Easley Bridge Road, thence running with the center of the said road, N. 45-46 W., 100 feet to a nail and cap which is the point of beginning.

DERIVATION: This is the same property conveyed to Carl W. Gentry by deed from A. E. Gentry on September 11, 1972 and recorded in the R.M.C, Office for Greenville County, S. C. in Deed Book 951 at Page 581.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
SEP 16 1982
TAX
\$ 03.80
R.B. 11218

4328 RW-2

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.

4328 RW-2