

FILED GREENVILLE S.C. MAY 21 1983
 BOOK 1602 PAGE 311
 BOOK 1608 PAGE 717
 RE 83-61

THIS MORTGAGE is made this 14th day of April 1983, between the Mortgagor, Charles O. Gentry (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand Eight-hundred and no/100ths (\$52,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1983 (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, 2013.

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 about three miles from Greenville Courthouse, being known and designated as Lot No. 105 of Sunset Hills, according to a plat thereof, made by R. E. Dalton, dated December 1945, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P at Page 19, reference to said plat being made for the metes and bounds thereon.

This is the same as that conveyed to Charles O. Gentry by deed of Frederick M. Wylie, Jr. and Jan M. Wylie, dated February 25, 1983 and recorded February 25, 1983 in Deed Book 1183 at page 250 in the RMC Office for Greenville County, S. C.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE TAX COMMISSION
 DOCUMENTARY STAMP TAX
 \$ 21.12

which has the address of Lot 105 Waccamaw Circle, Greenville, S. C. 29605 (Street) (City)
 (herein "Property Address");
 (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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