State of South Care

COUNTY OF

CREENVILLE



EAL ESTATE FUTURE ADVANCE MORTGAGE

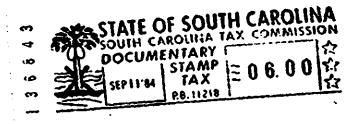
VOL 1681 PAGE 41

WHEREAS, the said Charles T. Gentry				
(mortgagor) in and by that certain agreement t	bear	ring date the .	31st	day of _August
19 84 stand firmly held and bound unto Spartanburg U	.s.	Employees	Federal	Credit Union
(mortgagee), for such existing indebtedness and all future advance principal amount of \$\frac{20,000.00}{00}, plus interest thereon, at by the mortgagee for insurance, taxes, or repairs pursuant to agreement;	(IIIE	terms or ma	t diorosais	
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the all thereof, and of any other and further sums for which the Mortgagor madvances made to or for his account by the Mortgagee according to said and released and by those presents does grant, bargain, sell and release	nay i	or machico io	ent has gran	ted, bargained, sold

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 17, in Block F, on the eastern side of Tiffany Drive, in Mayfair Estates, as shown on a plat thereof, recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Pages 72-73. For a more full and particular description, reference is hereby made to the aforesaid plat.

This being the same property conveyed to Charles T. Gentry by deed of Henry C. Harding by deed recorded in Deed Book 598, Page 430, RMC Office for Greenville County, South Carolina.

Parcel No. PO 15.08-06-017.00



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Together with all 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 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 tawfully seized of the premises hereinabove described in fee simple absolute, that is 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall begrinterest at the same rate as the mortgage debt, subject to change from time to time.

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