

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGEE: 104 Rice Street, Greenville, S.C.
S.C.

BOOK 1588 PAGE 831

DEC 1 12 02 PM '82

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FREDRICK W. GENT AND RENAE D. GENT

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHRISTINE F. DAVIS

(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 Ten Thousand and No/100

Dollars (\$10,000.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from at the rate of 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 eastern side of Wakewood Way, being known and designated as the major portion of Lot No. 19 as shown on a plat prepared by C. C. Jones, Civil Engineer, entitled Imperial Hills, dated August, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 35, revised by survey of Property of James Michael Hancock dated April 9, 1979, prepared by Century Land Surveying Co., recorded in Plat Book 7D, Page 46 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the right of way for Wakewood Way at the joint front corner of Lots Nos. 19 and 20 and running thence a new line through Lot 19 N. 74-36 E., 157.12 feet to an iron pin in the rear line of Lot No. 21; thence with the rear line of Lot No. 21 S. 1-02 E., 47.6 feet to an iron pin, joint rear corner of Lots Nos. 21 and 22; thence with the rear line of Lot No. 22 S. 20-07 E., 46.6 feet to an iron pin in the rear line of Lot No. 22, joint rear corner of Lots Nos. 18 and 19; thence with the line of Lot No. 18 S. 74-58 W., 147.96 feet to an iron pin in the right of way for Wakewood Way; thence with the right of way for Wakewood Way N. 25-55 W., 35.1 feet to an iron pin; thence continuing with said right of way N. 20-43 W., 58.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James Michael Hancock recorded in the R.M.C. Office for Greenville County on September 1, 1982, in Deed Book 1173, Page 205.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County on April 10, 1979, in R.E. Mortgage Book 1462, Page 724 and subsequently assigned to S.C. State Housing Authority as reflected in R.E. Mortgage Book 1464, Page 112, recorded on April 29, 1979.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 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.

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