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RE83-115
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE
JUL 11 1983
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS IS A SECOND MORTGAGE

WHEREAS, CHARLES O. GENTRY

hereinafter referred to as Mortgagor) is well and truly indebted unto **COMMUNITY BANK, P. O. BOX 6807, Greenville, South Carolina 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 **Twelve Thousand and no/100ths** Dollars (\$ 12,000.00) due and payable

monthly,

with interest thereon from **July 8, 1983** at the rate of **15%** per centum per annum, to be paid: in accordance with the terms of the note. Last payment being **July 15, 1987**.

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** dated and recorded **May 28, 1982** by deed recorded in **Deed Book 1167** at page **736** aforesaid records.

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.

RECORDED
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TAX STAMP
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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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