

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 4 9 56 AM 1968

BOOK 1088 PAGE 493

MORTGAGE OF REAL ESTATE

OLLIE L. BARNWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD SENTELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto ETHEL SENTELL

(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 **Three Thousand and No/100** ----- Dollars (\$ **3,000.00** ) due and payable

with interest thereon from date at the rate of **six** per centum per annum, to be paid **on demand with interest from February 1, 1968.**

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

ALL that certain lot of land lying in the State of South Carolina, Greenville County, on the southern side of Forestwood Drive shown as Lot No. 16 on a plat of Broadleaf Forest recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 64, and being further described as follows:

BEGINNING at an iron pin on the southern side of Forestwood Drive at the joint front corner of lots No. 15 and No. 16 and running thence along the line of Lot No. 15 S. 12-00 E. 140.6 feet to an iron pin; thence S. 81-10 W. 80.2 feet to an iron pin at the corner of Lot No. 17; thence along the line of Lot No. 17 S. 12-00 E. 136.3 feet to an iron pin on the southern side of Forestwood Drive; thence along Forestwood Drive N. 78-00 E. 80 feet to the point of beginning.

This is the same property conveyed to Clarence D. Morris by deed recorded in Deed Book 722 at page 510.

This mortgage is junior in rank to a mortgage assumed by the mortgagor held by Prudential Insurance Company.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.