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MORTGAGE

BOOK 1300 PAGE 425

DUNN & KERSLEY
THIS MORTGAGE is made this 23rd day of January, 1974,
between the Mortgagor, Archie L. Gentry and Donna W. Gentry
(herein "Borrower"),
and the Mortgagee, C. Douglas Wilson & Co.,
a corporation organized and existing under the laws of the State of South Carolina,
whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2004;

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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the easterly side of Kingsley Drive, being the major portion of Lot No. 13 on a Plat of Knollwood Heights Section IV, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N at page 74, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING on the easterly side of Kingsley Drive at the joint front corner of Lots 13 and 14, and running thence along the line of Lot 14, N. 75-52 E. 167.0 feet to an iron pin; thence along the line of Lot 11, N. 8-40 W. 94.4 feet to a pin; thence continuing along the line of Lot 11, N. 15-05 E. 18.35 feet to an iron pin, rear corner of Lot 12; thence with a new line through Lot 13 in a south-westerly direction 185 feet more or less to iron pin on the easterly side of Kingsley Drive, which iron pin is 5 feet south from the joint front corner of Lots 12 and 13; thence along the easterly side of said drive S. 14-08 E. 105.0 feet to the beginning corner.



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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