

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

JUL 22 9 45 AM 1961

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD G. SENTELL AND  
HELGA E. SENTELL (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto MONICA BOYCE

(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 Eight Thousand and No/100 ---

----- DOLLARS (\$ 8,000.00 ),  
with interest thereon from date at the rate of 5½ per centum per annum, said principal and interest to be repaid: Beginning on the 22nd day of August, 1961, and continuing on the 22nd day of each month thereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal; said monthly payments being \$60.45.

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, Greenville Township, on the southern side of East North Street Extension (formerly Old Spartanburg Road) just outside the incorporate limits of the City of Greenville, being the eastern portion of Lot No. 27 as shown on plat of property of Overbrook Land Company made by H. Olin Jones, Engineer, September 17, 1913, recorded in Plat Book "E" at pages 251-252; being bounded on the east by lot now or formerly owned by F. E. Albright, on the south by lot now or formerly owned by Elizabeth F. Kee; on the west by lot now or formerly owned by Roy T. Crosby, and on the north by East North Street Extension, and having the following metes and bounds:

BEGINNING at a point on the southern side of East North Street, corner of the Albright lot, and running thence along the southern side of East North Street Extension S. 63-19 W. 63 feet to stake, corner of the Crosby lot; thence with the line of said lot S. 32-41 E. 170 feet to a stake in line of the Kee lot, thence with the line of said lot N. 57-19 E. 63.6 feet to corner of the Albright lot, thence with the line of said lot N. 32-41 W. 160 feet to the beginning corner.

BEING the same property conveyed by Monica Boyce by deed to be recorded.

This mortgage is given to secure a portion of the purchase price.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.