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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Elaine Hunter Gentry

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, Gounty of Greenville, in Chick Springs Township, on the southern side of McCarter Avenue, being shown on plat of revision of Lots 17, 18, and 20, Lake Forest, Section II, as Lot 20, said plat being recorded in Plat Book SS at page 99 and having, according to said last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of McCarter Avenue, joint front corner of Lots 19 and 20, and running thence with the Tine of Lot 19, S. 18-37 E. 191.1 feet to an iron pin at the corner of Lot 18; thence with the line of Lot 18, N. 48-43 E. 100.7 feet to pin at the rear corner of Lot 50; thence with the line of Lot 50, N. 12-22 W. 157.6 feet to an iron pin on McCarter Avenue; thence with the southern side of McCarter Avenue, N. 69-29 W. 110 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Christine Eord Gaines to be recorded herewith.

The Mortgagor agrees that after the expiration of ten years from the date hereof, the Mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the Mortgagor agrees to pay to the Mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the Mortgagor promises to pay to the Mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the Mortgagee may advance it for the Mortgagor's account and collect it as a part of the debt secured by this Together with all and singular the rights, members, hereditainents, 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,

Together with all and singular the rights, members, hereditainents, 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.

mortgage.