GREENVILLE CO. S.C.

DEC 28 4 25 PH '84

DONNIE S. TANKERSLEY
R.H.C.

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SECURITY **5** FEDERAL

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28.

19.84. The mortgagor is J. Richard Gentry.

("Borrower"). This Security Instrument is given to Security. Federal Savings and Loan Association of South Carolina which is organized and existing under the laws of The United States of America and whose address is P. O. Box 7488, Columbia, South Carolina 29202 ("Lender").

Borrower owes Lender the principal sum of Thirty-Six Thousand Five Hundred and no/100----
Dollars (U.S. S. 36,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 3 and the major portion of Lot 2, Block H, on plat entitled "Property of J. Richard Gentry", Fair Heights Subdivision, recorded in Plat Book // -D at page 89 and having the following courses and distances:

BEGINNING at an iron pin on Brookdale Avenue at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lots, N 58-40 W 150 feet to an iron pin; thence N 31-20 E 95 feet to an iron pin; thence a new line through Lot 2, S 58-40 E 150 feet to an iron pin on Brookdale Avenue; thence along said Avenue, S 31-20 W 95 feet to an iron pin, the point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Joe C. Wilson and Alan R. Gailey recorded in the RMC Office for Greenville County, State of South Carolina on December 28, 1984 in Deed Book page .

THIS property is subject to any restrictions, right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA-single Family-FNMA/FHLMC UNIFORM INSTRUMENT

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