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S.C.

MAY 16 1981

MORTGAGE

BOOK 1540 PAGE 967

JOHN W. BARRERSLEY

THIS MORTGAGE is made this 12 day of May 1981, between the Mortgagor, WILLIAM R. SENTELL and PEGGY D. SENTELL (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, (PO Box 10148) Greenville, S.C. 29603 (herein "Lender").

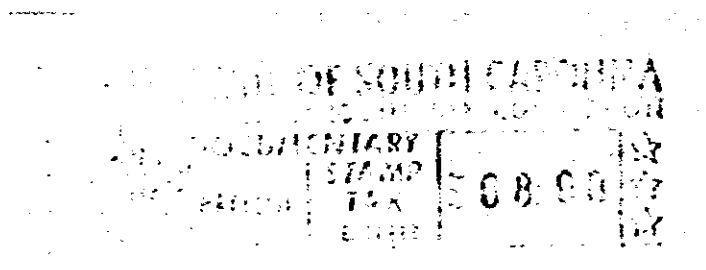
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001

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 located in the county of Greenville, State of South Carolina, situate, lying and being on the northern side of Paris Mountain Avenue and being known and designated as Lot No. 61 as shown on plat of Subdivision of Perry Property recorded in the RMC Office for Greenville County in plat book 0 at page 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northern side of Paris Mountain Avenue, joint front corner of Lots 60 & 61, and running thence N. 5-50 W. 159.2 feet to a point; thence running N. 82-45 E. 60 feet to a point; thence running S. 5-50 E. 161 feet to a point on Paris Mountain Avenue; thence running along Paris Mountain Avenue S. 84-28 W. 60 feet to the point of beginning.

This is the same property conveyed to William R. Sentell by J. D. McCall, Jr. by deed dated Aug. 28, 1964 recorded August 31, 1964 in deed book 756 at page 400. Subsequently, by deed to be recorded herewith, William R. Sentell conveyed a one-half interest to Peggy D. Sentell.



which has the address of 317 Paris Mountain Avenue Greenville S. C. 29609 (herein "Property Address");

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 if this Mortgage is on a leasehold) are herein referred to 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, 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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