



FILED TO S.C. MORTGAGE

THIS MORTGAGE is made this 18th day of December, 1972, between the Mortgagor, W. Fred Sentelle and Barbara P. Sentelle

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand five hundred (3,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 12-18-72 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12/18/77

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 Certain Piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot 139 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, recorded in the RMC office for Greenville County, S.C. in plat book 4X at pages 48 and 49, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Cannon Circle, the joint front corner of Lot No. 138 and 139; thence with the joint line of said lots N. 54-40 E. 220 feet to an iron pin joint rear corner of lots 138 and 139; thence with the rear line of lot 138 S. 35-20 E. 115 feet to an iron pin joint rear corner of lots 139 and 140; thence with the joint line of said lots S. 54-40 W. 220 feet to an iron pin on the northeastern side of Cannon Circle, the joint front corner of Lots 139 and 140; thence with the northeastern side of said circle N. 35-20 W. 115 feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Oak, Inc., and recorded in the RMC Office for Greenville County, on April 8, 1974, in Deed Book 336, and page 729.

This is a second mortgage and is junior in lien to that mortgage executed by W. Fred Sentelle and Barbara P. Sentelle, in favor of First Federal Savings and Loan Association of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1408, and page 535.

which has the address of Route 14, 7 Cannon Circle Greenville, South Carolina 29607 (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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

370

4328-RV-27