

MORTGAGE OF REAL ESTATE -
13 Tiffany Drive, Greenville, SC

BOOK 1594 PAGE 161

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C. MORTGAGE OF REAL ESTATE
FEB 8 3 26 PM '83
WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Charles T. Gentry, III and Tammy W Gentry

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles T. Gentry

(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
Seven Thousand, Seven Hundred Dollars (\$ 7,700.00) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid as set forth in said note.

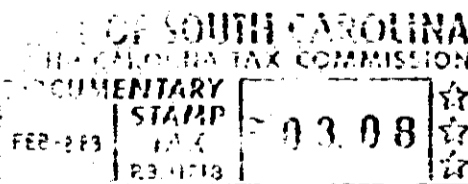
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 and being on the northeastern side of Tiffany Drive, being shown and designated as Lot 13 and a portion of Lot 14 of Block F, of MAYFAIR ESTATES, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, Pages 72 and 73, and being shown on a more recent survey thereof made by T. C. Adams, RLS, dated May 7, 1957 as the property of James C. Lanford and Harriett B. Lanford, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book NN, Page 65, reference to the more recent plat being craved for the metes and bounds thereof.

DERIVATION: This is the same property conveyed to Mortgagor herein by deed of Joseph F. Gates and Levado P. Gates as recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1182, Page 268, on February 8, 1983.

This mortgage is junior and Second in lien to that certain note and mortgage given to Charter Mortgage Company, said Mortgage being recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1476, Page 699 on August 13, 1979 and rerecorded in Mortgage Book 1493, Page 863 on January 22, 1980.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328-RV-21