

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE BOOK 965 PAGE 479  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. F. Shumate,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles W. Davenport and Nina A. Davenport

(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 Six Thousand and no/100 -----

Dollars (\$ 6,000.00 ) due and payable \$50.00 per month beginning thirty days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid monthly.

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 Greenville, City of Greenville, and being shown as Lot # 2, Block 14, on a plat of Boyce Vaughan Addition recorded in the R. M. C. Office for Greenville County in Plat Book "A", page 179, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Pettigru Street at the joint front corner of Lots # 1 and 2, block 14, which pin is 71 feet, 8 inches East of the intersection of Boyce Avenue and Pettigru Street and running thence with the common line of said lots, S. 15-0 E., 196 feet to an iron pin; thence N. 76-45 E., 66 feet, 8 inches, to an iron pin; thence N. 15-0 W., 196 feet to an iron pin on the southerly side of Pettigru Street; thence with said Street, S. 76-45 W., 66 feet, 8 inches, to the point of beginning and being identically the same property conveyed to mortgagor by deed of Charles W. Davenport and Nina A. Davenport to be recorded of even date hereof.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

*For satisfaction to this Mortgagee:*  
*R. S. Book 1134 page 99.*

PAID AND CANCELLED OF RECORD  
10 DAY OF August 1949  
M. C. FOR GREENVILLE COUNTY, S. C.  
11:15 O'CLOCK P. M. NO. 3544