

JUL 21 12 04 PM '62

BOOK 1064

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, James Edward Davis and Jo Ann C. Davis of Greenville County

WHEREAS, We, James Edward Davis and Jo Ann C. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Two thousand thirty-two and 84/100 - - - - - Dollars (\$2,032.84) due and payable on demand after date

with interest thereon from date at the rate of six & one-half per centum per annum, to be paid: semi-annually

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, Grove Township, containing 18.02 acres, more or less, according to a plat by J. Coke Smith dated January, 1952, and designated on said plat as property of Mamie T. Clark and having according to this plat the following metes and bounds:

BEGINNING at an iron pin at the joint Southern corner of property of Mamie T. Clark and running thence along a line of property of Frank Cole N. 17-45 E. 13.20 chains to an iron pin; thence along a line of property of W. E. Campbell S. 42-45 E. 4.50 chains to a point on a creek; thence down the meanderings of the creek in a Southeasterly direction 6.90 chains to a point; thence S. 26-00 E. 18.00 chains to a point; thence along a line of property of the W. A. Cason Estate N. 67-00 W. 21.08 chains to an iron pin the point of beginning, except 0.10 acres, more or less, by deed to M. W. Campbell and D. G. Campbell recorded in Deed Book 721, at Page 75.

This being that same piece of land conveyed to us by Mamie T. Clark by deed dated Jan. 23, 1962 and recorded in the office of the Clerk of Court for Greenville County in Book 691 of deeds, page 34.

Also, beginning at an iron pin and running thence S. 26-00 E. 216.7 feet to the center of Sanoma School Road; thence along the center of said road N. 19-53 E. 83.8 feet to a point in the center of said road; thence N. 46-47 W. 169.3 feet to the beginning corner and containing 0.15 acres, more or less, being the same lot of land conveyed to the Mortgagors by deed recorded in Deed Book 721, at Page 54.

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.