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MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. MARION DAVENPORT (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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

FIVE THOUSAND AND NO/100 DOLLARS (\$ 5,000.00)
due and payable ~~One~~ ^{One} Hundred Dollars (\$100.00) per month, commencing one month after date and continuing every month until paid in full, payments to be applied first to interest and then to principal, with the right to anticipate in part or in full at any time,

with interest thereon from date at the rate of seven 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,

ALL that certain piece, parcel or lot of land located just outside the City Limits of Greenville, Greenville County, State of South Carolina, located on the West side of Furman Hall Road, being Lot No. 8 as shown on plat of Furman Terrace, according to plat of Dalton & Neves, Engineers, made March 7, 1937, which plat is recorded in the R. M. C. Office for Greenville County in Vol. I, Page 59, and is a subdivision of Tracts 7, 8, 9, 10 and 11 of Mary F. Goldsmith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Furman Hall Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the joint lines of said lots, N. 60-30 W. 259 feet to an iron pin; thence N. 14-40 E. 62 feet to an iron pin in the joint rear corner of Lots 8 and 9; thence with the joint line of said lots, S. 60-30 E. 274.8 feet to an iron pin on the West side of Furman Hall Road; thence with the West side of said road, S. 29-30 W. 60 feet to the point of beginning; being the same lot conveyed to the Mortgagor by the deed of Geneva Olie Perry to be recorded herewith.

Subject to the Restrictions contained in Deed Book 199, at Page 459 and subject to a General Permit of Southern Bell Telephone and Telegraph Company to have poles carrying telephone and telegraph lines at front of property line at Furman Hall Road.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.