

STATE OF SOUTH CAROLINA

Nov 12 2 53 PM '69

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, HOMER FRANK DAVIS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY,
PIEDMONT, SOUTH CAROLINA,

(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 five hundred seventy - nine and 40/100-- Dollars (\$ 2,579.40) due and payable
in thirty - six (36) monthly installments of \$71.65 each, the first of said installments
being due and payable on November 22, 1969 with a like sum on the corresponding day of
each and every calendar month thereafter until said debt is paid in full:

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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, conveyed to Frank Davis by Edith Davis in Deed Book 805, at page 386, September 2, 1966, containing 21.88 acres, more or less, and being shown on the County Block Book on page 610.7, Block 1, Tract 7, and being the same property conveyed to Edith Davis in Deed Book 719, at page 305, and the same property conveyed to Homer Frank Davis by Edith Davis in Deed Book 796, at page 9.

ALSO:

ALL that other piece, parcel or tract of land in School District 85 and being shown on the County Block Book at Page 610.7, Block 1, Tract 8, and containing 15.97 acres, more or less, and being the same property conveyed to Frank Davis in Deed Book 805, at page 386, and being the same property conveyed to Edith Davis and Homer Frank Davis in Deed Book 796, at page 9, and in Deed Book 678, at page 391, and being the same property conveyed to Edith Hughey Davis in Deed Book 260, at page 147. LESS, HOWEVER, any tracts heretofore sold off.

Together with all and singular rights, members, hereditaments, 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.