

STATE OF SOUTH CAROLINA JUL 2 11 14 AM '70

COUNTY OF GREENVILLE
EDIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SARAH M. DAVIS

(hereinafter referred to as 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 (1) year from date. The right to anticipate payment in whole or in part at any time is reserved.

with interest thereon from date at the rate of 8% 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, containing 6.40 acres, more or less, on Saluda River, and having, according to a plat thereof, captioned "Property of Cherry Investment Company", by W. J. Riddle, dated February 17, 1938, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book JJJ, Page 181, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a road at the corner of Tract No. 4, and thence with the center of said road, N 82-15 W 231 feet to a point; thence continuing with the center of said road, N 40 W 143 feet to a point; thence continuing with the center of said road, N 67 W 89 feet to a point; thence continuing with the center of said road, S 80-30 W 82 feet to a point; thence continuing with the center of said road, S 51-45 W 133.5 feet to a point; thence N 82-15 W 282 feet to a point on Saluda River; thence with the meanderings of Saluda River, N 59-30 W 270 feet to a point; thence continuing with the meanderings of Saluda River, N 10 E 150 feet to a point; thence S 83-30 E 386 feet to a point; thence N 77-15 E 93.4 feet to a point in the center of a road; thence with the center of said road N 54-30 E 200 feet to a point; thence continuing with the center of said road, S 81 E 119 feet to a point; thence continuing with the center of said road, S 44-30 E 166 feet to a point; thence continuing with the center of said road, S 57-30 E 200.5 feet to a point; thence S 4-15 E 231.4 feet to the point of beginning.

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.