

GREENVILLE CO. S. C.

APR 20 4 06 PM '71

BOOK 1187 PAGE 369

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert Davenport and Sarah R. Davenport

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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 four hundred forty-five and no/100-- Dollars (\$ 5,445.00) due and payable in monthly installments of \$100.00 each, including principal and interest, the first of these installments being due and payable on May 15, 1971, with a like sum due and payable on the corresponding date of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 7 1/2 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, Grove Township, containing 1/2

acre, more or less, lying on the West side of the Piedmont - Greenville Road adjoining lands or formerly owned by J. L. Bell, R. L. Simpson, J. C. Finley, as shown on plat or same recorded in Plat Book G Page 273, or being known, designated as Lot No. 1 on said plat and having the following metes and bounds, to wit:

BEGINNING at a stake in the Greenville - Piedmont Road and running thence N 67 W 6 1/4 chains to iron pin and running thence South 18, West 82 links to iron pin and running thence S 71 1/2, E 1.94 chains to iron pin thence S 61-75, E. 4.28 chains to iron pin on Piedmont - Greenville Road running thence with said road N 15 - 75 E. 1.06 chains to the beginning corner and being the same land conveyed to Grady T. Smith by J. H. Hannon as shown in Deed Book 133 at Page 329, R. M. C. Office for Greenville County.

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.