

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Mildred L. Davis

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Box 8, Williamston, 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 hundred forty-eight & 76/100- - - - - Dollars (\$ 548.76) due and payable

in 12 monthly installments of \$45.73 beginning July 15, 1972

with interest thereon from date at the rate of 7 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

All that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, about sixteen miles Southeast of the City of Greenville and on the South side of the Woodville-Pelzer Road, and having the following metes and bounds to wit:

BEGINNING at an iron pin in the center of the public highway leading from Woodville to Pelzer (iron pin on the south side of the road) and running thence S. 15-20 E. 536.2 feet to iron pin, in the line of this tract and the property of John Nance, formerly W. W. Lindley land; thence N. 87-30 E. 429.5 feet to iron pin, common corners of this tract and a tract heretofore conveyed to Doris Davis; thence with the line of this tract and the tract of the said Doris Davis, N. 15-20 W. 509 feet to the center of said Woodville-Pelzer Road (iron pin on the south side of the road); thence along the center of the said Woodville-Pelzer Road N. 88-30 W. 435 feet to the point and place of the beginning, and containing five (5) acres, more or less, according to survey and plat made by W. J. Riddle, Surveyor, October, 1948.

This being the same tract of land conveyed to me by Ramsey Lollis by his dded dated Oct. 22, 1948, recorded in the RMC Office for Greenville County, State of South Carolina, in Vol. 363 at page 25.

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.