

STATE OF SOUTH CAROLINA

JUL 18 10 26 AM '72

COUNTY OF Greenville

ELIZABETH RIDDLEY

MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Grady E. Davis and Jerrie R. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Southern Bank & 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

Thirteen Thousand Two Hundred Sixty and No/100 --- Dollars (\$ 13,260.00) due and payable

in monthly installments of \$160.00 each, the first payment being due on September 10, 1972, and a like payment due the 10th of each and every month thereafter until paid in full, to be applied first to interest at the rate of eight (8%) percent and then to principal,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: as set forth above.

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, in Grove Township, being bounded on the North by Eskew Estate, on the East by lands of Mitchell, on the South by land of Hart, Stewart and Godfrey, and on the West by a road, containing .32.08 acres, more or less, and being more particularly described according to plat of John C. Smith, Surveyor, dated April 17, 1962, as follows, to-wit:

BEGINNING at an iron pin (old) at road, common corner with Hart and the Southwestern corner of the tract herein described, thence N 35-43 W 316.2 feet to a point in road; thence leaving said road with line of Eskew N 47-57 E 698.6 feet to an iron pin (old); thence continuing with Eskew line N 79-57 E 1,216.7 feet to an iron pin (old); thence S 30-30 E 316.2 feet to an iron pin on line of Rudolph Mitchell; thence S 22-15 W 623.5 feet to an iron pin; thence with line of D.E. Mitchell S 35-03 W 529.6 feet to an iron pin (old); thence S 56-36 W 192.8 feet to an iron pin (old); thence S 49-21 W 192.5 feet to an iron pin (old); thence N 16-03 W 520.7 feet with line of Godfrey to iron pin (old); thence N 27-31 W 457.3 feet to an iron pin (old); thence S 56-15 W 585 feet with line of Alma Hart to the point of beginning at the road.

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.