

MORTGAGE OF REAL ESTATE - Office of the Clerk of Court, Greenville, S. C.

GREENVILLE, S. C.

FEB 2 10 53 AM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MILDRED L. DAVIS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

TWO THOUSAND EIGHT HUNDRED FOUR AND 16/100----- DOLLARS (\$ 2,804.16), due and payable in consecutive monthly installments of Fifty-Eight and 42/100 Dollars (\$58.42), on the 8th day of each and every month beginning with March, 1973 and continuing until paid in full, payments to be applied first to interest, included in the indebtedness, and then to principal,

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid: As Stated 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,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, about 16 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 an iron pin in the line of this tract and property now or formerly of John Nance; thence N. 87-30 E. 429.5 feet to an iron pin, common corner of this tract and tract now or formerly of Doris Davis; thence with the line of said tracts 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 road N. 88-30 W. 435 feet to the point and place of the beginning, containing 5 acres, more or less, and as shown on a plat made by W. J. Riddle, Surveyor, October, 1948; being the same lot of land conveyed to the Mortgagor by deed recorded in Deed Book 363, at Page 25.

The foregoing property is conveyed subject to easements, rights-of-way and restrictions of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.