

FILED
MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: CARL C. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto
PEOPLES NATIONAL BANK, SIMPSONVILLE, 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

-----SIX THOUSAND EIGHT HUNDRED TWENTY NINE AND 53/100THS---Dollars (\$ 6,829.53) ~~XXXXXXXXXX~~
together with add on interest at the rate of six (6) per cent per annum until paid in full, said principal and interest being payable in 84 consecutive monthly installments of \$121.57, commencing on the 15th day of October, 1973, and continuing on the 15th day of each month thereafter until paid in full.

with interest thereon from date at the rate of six (6) per centum per annum to be paid: in advance

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, Austin Township, being known and designated as Tract No. 20 on a plat of property of Marsden, Inc., made by Dalton & Neves, August, 1946, recorded in the RMC Office for Greenville County in Plat Book S, page 75 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Old State Highway No. 14, and in the center of county road, and running thence with center of County Road, N. 45-57 E. 691.9 feet to an iron pin; thence N. 44-31 W. 250 feet to an iron pin; Joint corner of Tracts No. 19 and 20; thence with line of Tract No. 19, S. 48-01 W. 670.1 feet to an iron pin in center of Old State Highway No. 14; thence with said Highway S. 39-48 E. 275 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 555 at page 90.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 whatsoever lawfully claiming the same or any part thereof.

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