

MORTGAGE OF REAL ESTATE 2 11 24 AM '74

LONG, FISHER & BLACK
170 MARKET ST., Greenville, S.C.

BOOK 1315 PAGE 305

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
GONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS We, Robert J. Davies and LaMese K. Davies

hereinafter referred to as Mortgagor) is well and truly indebted unto **The South Carolina National Bank,
Greenville, South Carolina**

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 **Forty Thousand and No/100**-----

----- Dollars (\$ **40,000.00**) due and payable

on or before ninety (90) days from the date hereof.

with interest thereon from **date** at the rate of **nine (9%)** 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

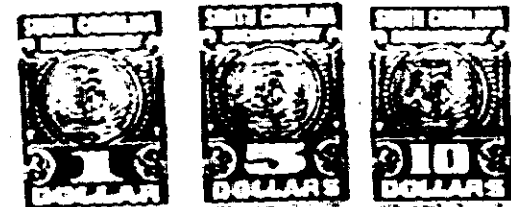
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the above said debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, consisting of **4.225 acres**, located on the western edge of the right of way of Old Laurens Road, in the City of Mauldin, and being shown on a plat entitled "Survey for Robert Davies", dated February 25, 1974, by Piedmont Engineers-Architects-Planners, Greenville, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of the right of way of Old Laurens Road at the joint front corner with property now or formerly belonging to Steading; thence with the western edge of said right of way of Old Laurens Road S. 24-27 E. 371.65 feet to a point at the joint front corner with property now or formerly belonging to Thomason; thence with the joint line with Thomason property S. 69-01 W. 400 feet to a point at the joint intersection with the subject property with said property of Thomason and Meadowood Subdivision; thence with the joint line of the subject property with said Meadowood Subdivision N. 24-30 W. 529.5 feet to a point at the common line of the subject property with Meadowood Subdivision and Pine Valley Estates; thence with the said common line of Pine Valley Estates N. 61-38 E. 219.5 feet to a point at the joint line of the subject property with said Pine Valley Estates and property now or formerly belonging to Saxon; thence with the joint line with said Saxon property S. 24-29 E. 104.75 feet; thence along the joint line with the aforementioned Steading property S. 24-26 E. 104.0 feet; thence continuing with the common line with the aforementioned Steading property N. 61-51 E. 181.0 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of J. R. Richardson, Jr.

This mortgage is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights of ways, appearing on the property and/or of record.



Together with all and singular rights and appurtenances thereto in any way incident or appertaining, and all in the city, town, village or other place where the same are situated, including all existing plumbing and lighting fixtures now or hereafter attached, and all improvements now or hereafter made, and the fixtures thereto, that all such fixtures and equipment, other than the usual household fixtures, shall be included in the above said premises.

TO HAVE AND TO HOLD the above premises, together with the above said premises, unto the Mortgagee, its successors and assigns forever.

The Mortgagor hereby covenants, conditions and agrees that he will pay to the Mortgagee the principal and interest thereon as provided herein, and will keep the same in good repair and will insure the same against fire and theft, and will defend the Mortgagee against all claims and demands for the same, and will pay the same to the Mortgagee on or before the date hereof.

0305

4328 RV.2