

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER LEE 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

FIVE THOUSAND FOUR HUNDRED SEVENTY-FOUR AND 88/100 DOLLARS (\$ 5,474.88 ), due and payable in 72 consecutive monthly payments of Seventy-Six and 04/100 Dollars (\$76.04) each, beginning June 15, 1975 and continuing each month until paid in full, payments to be applied first to interest, which has been added to the principal above, and then to principal,

with interest thereon from date at the rate of seven <sup>(7%)</sup> 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, lying and being on the North side of Old Hundred Road, containing 3.44 acres, more or less, and having, according to a plat entitled "Survey for Walter Lee Davis", made by Carolina Surveying Co., April 30, 1975, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Hundred Road, 25 feet from an old iron pin on the Northeastern side of said road, and running thence with line of other property of the Grantee, N. 43-43 E. 654.4 feet to an old iron pin; thence S. 46-22 E. 258 feet to an old iron pin; thence with the common line of property of the Grantor S. 41-16 W. 456.1 feet to an iron pin; thence N. 55-18 W. 155 feet to an iron pin; thence still with the joint line of property of the Grantor S. 43-38 W. 199 feet to a point in the center of Old Hundred Road, which point is 25 feet from an iron pin on the Northeasterly side of said road; thence with center of Old Hundred Road N. 35-20 W. 126.9 feet to a point in the center of said road, the point of beginning; being a part of that land conveyed Clovis C. Ross and Pelham L. Ross, also known as Pellam L. Ross, by deed recorded in Deed Book 584, at Page 201, and adjoining other property of the Mortgagor conveyed to him by the deed of Clovis C. Ross and Pelham L. Ross as Pellam L. Ross; being the same lot conveyed to the Mortgagor by the deed of Clovis C. Ross to be recorded herewith.

The above property is conveyed subject to any and all easements or rights-of-way of record or as may appear on the property.

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.

9 11 4 3

4328 RV-21