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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1372 PAGE 529

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph H. Davis, Jr. & Sara G. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ann G. Woods

(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 Nineteen thousand and no/100---------- Dollars ($ 19,000.00) due and payable as follows: (a). $15,500 due in ten equal annual installments of $2309.96 each, including principal and interest, commencing July 12, 1977, with final payment due July 12, 1986. (b). $3,500.00 principal and $1,000.00 interest due in one payment on July 12, 1986.

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, 2 miles west of the Town of Simpsonville, on the northern side of Billy Garrett Road containing 22 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Billy Garrett Road at the joint front corner of the property of J. A. Patton and running thence along the Patton line N5-30 E 1130 feet to a stone; thence with the line of Howard Thompson property N65-30 W 736 feet to a point; running thence along the line of J. E. Baskin property S 25-00 W 792 feet to a point; thence S 5-30 W 195.4 feet to a point in the center of Billy Garrett Road and running thence with the center of said road S 58-30 E 1034 feet, more or less, to a point in the center of said road, the point of beginning.

This mortgage is junior in lien to that certain mortgage to to the Federal Land Bank of Columbia recorded in the R. M. C. Office for Greenville County in Volume 1291 of Real Estate Mortgages at Page 105.

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 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.

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