

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE S.C.
SEP 14 3 11 PM '76
S. TANKERSLEY
R.M.C.

BOOK 1377 PAGE 768

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARVIN J. DAVIS and INEZ H. DAVIS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 -----

-----TWELVE THOUSAND AND NO/100 -----
DOLLARS (\$ 12,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

-----, and
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 purpose;

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, Fairview Township, located on State Highway 14, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in State Highway 14 (formerly Highway 2) and running thence S. 61-15 W., 347 feet to an old iron pin; thence S. 19-15 E., 138.00 feet to an old iron pin; thence N. 61-15 E., 300 feet to a nail and cap in State Highway 14, passing over iron pin 20.7 feet back on line; thence with said State Highway N. 1-38 W., 153.26 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by William D. Hopkins by deed dated March 10, 1970 and recorded in the RMC Office for Greenville County in Deed Volume 885 at page 592 March 11, 1970. Inez H. Davis conveyed her one-half interest in the property by deed dated December 10, 1970 and recorded in Deed Volume 904 at page 477 December 16, 1970. Marvin J. Davis re-conveyed a one-half interest to Inez H. Davis by deed dated September 11, 1976 and recorded in Deed Volume 1042 at page 863 September 14, 1976.



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.

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