

SEP 21 10 24 AM '77

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS G. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 Four Thousand Three Hundred Ninety Four and 52/100---

----- Dollars (\$ 4,394.52) due and payable

due and payable in accordance with terms of note of even date

including

/ with interest thereon from date at the rate of seven 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 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, Greenville Township, on Paris Mountain Avenue in the section known as Sans Souci about two miles north of the City of Greenville, said lot being known and designated as Lot 14 on plat of property recorded in the R.M.C. Office for Greenville County in Plat Book I, Page 150, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Paris Mountain Avenue at the joint front corner of Lots 15 and 14 and running thence along the line of Lot 15 S. 20-19 E., 195.7 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the line of Lot 6 S. 80-00 W., 60 feet to an iron pin at the joint corner of Lots 3, 4, and 6; thence N. 20-19 W., 200 feet to an iron pin on Paris Mountain Avenue; thence along Paris Mountain Avenue N. 84-28 E., 60 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Joyce Elaine Jennings recorded in the R.M.C. Office for Greenville County on February 14, 1975, in Deed Book 1014, Page 668.

This mortgage is junior in lien to that certain mortgage executed in favor of Cameron Brown Company in the original amount of \$9,000.00 dated September 9, 1965, and recorded September 9, 1965, in the Greenville County R.M.C. Office in Real Estate Mortgage Book 1007, Page 155.



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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