

116 SE Main St.
Simpsonville, S.C.

MORTGAGE OF REAL ESTATE-Prepared by RILEY, Attorneys at Law, Greenville, S. C.

BOOK 1390 PAGE 505

FILED
GREENVILLE, CO. S. C.
MAR 1 1 43 PM '77
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN ROBERT DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina as Executor of the Estate of Decatur L. Bramlett, Jr.

(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 Seven Thousand, Seven Hundred, Twenty-five and No/100-----

-----Dollars (\$ 7,725.00) due and payable

as follows: The sum of \$160.37 is due and payable on the 14th day of March 1977, and the sum of \$160.37 is due and payable on the 14th day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of 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 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, being shown as Lots Nos. 8 (1.06 acres), 9 (0.83 acres), 10 (0.83 acres), 11 (0.79 acres), 12 (0.73 acres), 13 (0.71 acres), 14 (0.63 acres) and 15 (0.57 acres) on plat of property of Frank T. Hipps, prepared by C. O. Riddle, dated January 11, 1961, and being described as whole according to said plat as follows:

BEGINNING at a point on the Southeasterly edge of Street at joint corner of property now or formerly of W. C. Cook and Lot 15 as shown on said plat and runs thence with joint line of said Cook property and Lot 15, S. 28-36 E. 241.3 feet to a point in branch; thence with center of said branch as line, the meanders of which are as follows: N. 14-12 E. 100 feet to a point; thence N. 42-24 E. 116.7 feet to a point; thence N. 17-53 E. 100.9 feet to a point; thence N. 12-20 E. 100 feet to a point; thence N. 35-24 E. 109.5 feet to a point; thence N. 4-56 E. 100.8 feet to a point; thence N. 19-04 E. 100.9 feet to a point; thence N. 1-13 W. 144 feet to a point on the South side of Street; thence with edge of said Street, N. 82-06 W. 335 feet to a point at the intersection of Streets; thence with another Street, S. 11-24 W. 820 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Bankers Trust of South Carolina, as Executor of the Estate of Decatur L. Bramlett, Jr., dated Feb. 11, 1977, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
03.12
PR 11218

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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