

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER F. DAVIDSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES STEVEN LONG

(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 and No/100-----Dollars (\$ 4,300.00-----due and payable on or before August 1, 1978.

~~with interest thereon from~~ ~~the date hereof~~ ~~to the date of redemption~~

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 known and designated as lots number 30 and 31 on a plat of property known as Oaklawn, recorded in Plat Book E, Page 273, RMC Office for Greenville County and being more particularly described as follows:

BEGINNING at a stake on the south side of Florence Avenue at joint corner of lots numbers 29 and 30 and running thence in a southwesterly direction with joint line of said lots, 108 feet to a stake; thence in a northwesterly direction 17.8 ft. to a stake; thence in a northerly direction 86.9 ft. to a stake on the south side of Florence Avenue; thence in a easterly direction with Florence Avenue 56.5 ft. to the beginning corner.

ALSO: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Florence Avenue, at the northwestern corner of property belonging to the D. G. Batson, and running thence S 7-19 W, 86.9 ft. to an iron pin; thence N 63-45 W, 18.8 ft. to a point on the easterly side of a ten foot alley; thence with said alley, N 0-17 E, 76.6 ft., more or less, to a point; thence approximately N 87-02 E, 28.2 ft., more or less, to the point of beginning.

THESE are the same properties conveyed by Thomas T. Goldsmith to Bessie Hill April 13, 1950 recorded in Deeds Vol. 407, Page 33 and from D. G. Batson to Bessie Hill by deed dated October 21, 1960 and recorded in the RMC Office for Greenville County in Deeds Vol. 661, Page 291.

SEE ALSO deed from County recorded in Deeds Vol. 663, Page 210 conveying its interest in the alley adjoining this property. Bessie Hill devised this property being known as 11 Florence Avenue to Charles Steven Long by will recorded in the Office of the Judge of the Probate Court in Apartment 1371, File 10.

THIS conveyance excepts a 5 1/2 ft. strip of the alley referred to above which was conveyed to T. W. Williams recorded in the RMC Office for Greenville, South Carolina in Deeds Vol. 678 at Page 490.

[Handwritten signatures and stamps]
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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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