20141 / 19252b

MORTGAGE INDIVIDUAL FORM JOHNM. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

Carenalle Se 1500/

15 Cauch St

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. N. DEAN DAVIDSON

thereinafter referred to as Mortgagor) is well and truly indebted unto

MILDRED S. MAXWELL

(hereinaster 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, FIVE HUNDRED AND NO/100 -----

Dollars (\$ 4,500,00) due and payable

as set forth in the note of even date herewith,

PRODUCE HARMAND HARMAN AND HARMAN HAR

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 aforestid 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 Mortgagoe 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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, hargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northern side of Bates Street, in Greenville County, South Carolina, being known and designated as Lot No. 6 on a plat of property of H. P. Hammett made by William A. Hudson dated May 14, 1900 recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book HHH, page 834, reference to which plat is hereby craved for a more complete description thereof.

The above described property is the same conveyed to the mortgagor herein by deed of Mildred S. Maxwell, dated December 1, 1977, to be recorded herewith.

Together with all and singular rights, members, herditzments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, convected, 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagos forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so og as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest al the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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