

FILED
GREENVILLE CO. S. C.

MAR 22 10 01 AM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shirley D. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hazel C. Davis

(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 Three Thousand Five Hundred and No/100

Dollars (\$ 3,500.00) due and payable

within four (4) years from the date herein.

with interest thereon from hereon at the rate of eight per centum per annum, to be paid: annually

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, City of Greenville, being shown and designated as Lot No. 496 on plat of Section D, Cowar Estates, recorded in the REC Office for Greenville County, S. C., in Plat Book "RE" at Pages 192 and 193, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Shallowford Road at the joint corner of Lots Nos. 495 and 496 and running thence along the line of Lot No. 495, N. 57-04 W. 166.5 feet to an iron pin; running thence N. 35-00 E. 71 feet to an iron pin; running thence N. 26-12 E. 34 feet to an iron pin; running thence with line of Lot No. 497, S. 58-35 E. 162.6 feet to an iron pin on the northwesterly side of Shallowford Road, running thence with said road S. 29-40 W. 55 feet to an iron pin; thence continuing with said road, S. 30-53 W. 55 feet to the point of beginning.

This conveyance is subject to all restrictions, easements, rights-of-way, of record, if any, affecting the above described property.

Derivation: Deed Book 1061, Page 956 - Russell K. Sims and Ida May Sims

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
MAR 22 1978
STAMP
TAX \$ 01.40
FEE \$ 1.88

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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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