

28 MAUDIE ST  
GREENVILLE, SC

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1443 PAGE 252

WHEREAS, DYCHE DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY A. 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 AND NO/100 -----Dollars (\$ 3,000.00 ) due and payable

\$1500.00 every 6 months beginning 6 months from date

with interest thereon from date at the rate of 9% per centum per annum, to be paid: semi-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, in Gantt Township at the intersection of Maudie Street and a County Road, as shown on a plat of the property of Otis Davis, prepared on March 26, 1959 by C.O. Riddle, and having according thereto, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Maudie Street, and running thence along said Street, S. 53-15 W., 105 feet to an iron pin; thence along the curve of said Street at the intersection with a County Road, on a traverse line, S. 85-20 W., 33.9 feet to an iron pin; thence along said Road, N. 62-36 W., 80 feet to an iron pin; thence N. 50-25 E., 163.5 feet to an iron pin; thence S. 36-48 E., 98.2 feet to the point of beginning.

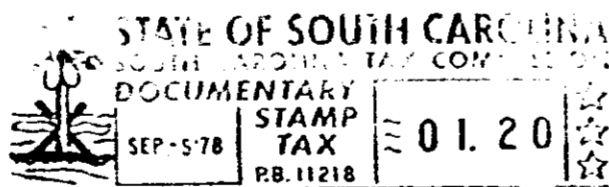
ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina on Plantation Road, as shown on a plat of the property of Dyche and Mary A. Davis, prepared on September 14, 1963 by J.C. Hill, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a stake on the northeastern side of Plantation Road and running thence along said road, N. 53-50 W., 79.2 feet to an iron pin; thence N. 45-55 E., 189 feet to an iron pin; thence S. 36-45 E., 92.2 feet to an iron pin being the joint back corner with Davis lot; thence S. 50-25 W., 168.5 feet long the line of the Davis lot to an iron pin the beginning corner.

This is the same property conveyed to the mortgagor by Deed of Mary A. Davis dated July 26, 1978 recorded July 4, 1978 in Deed Book 1084 at Page 682, RMC Office for Greenville County.

3 SE 5 78 1206



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 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 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.