MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jere R. Davis and Jennifer H. Davis
Greenville County, South Carolina (hereinafter called the Mortgagor, sending greetings)

WHEREAS, the Mortgagor is well and truly indebted unto
The South Carolina National Bank

a corporation organized and existing under the laws of The State of South Carolina hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty Thousand Four Hundred and no/100 ----------Dollars ($ 40,400.00) with interest from date at the rate of seven and three-fourths per centum (7-3/4) per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank, P. O. Box 168 in Columbia, South Carolina 29202 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Eighty-nine and 67/100----------Dollars ($ 289.67) commencing on the first day of March 19 79, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 2009.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3) 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, the following described real estate situated in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Tollgate Road with Tollgate Court in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 26 as shown on a plat entitled THE CEDARS made by Dalton & Neves, Engineers, dated March, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 93, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Jere R. Davis and Jennifer H. Davis by deed of Richard H. Walker and Kinue M. Walker of even date to be recorded herewith.

TOGETHER with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, and all the rents, issues and profits which may arise or be had therefrom, all heating, plumbing, lighting, refrigerating, air conditioning and ventilating systems, all of which shall be deemed fixtures and a part of the realty, whether now or hereafter attached or affixed.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its 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 lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as otherwise 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.

The Mortgagor covenants as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the note and any future advances secured by this mortgage in accordance with the terms of the note and this mortgage. If any principal of or interest on the note secured hereby or any other sum payable by the Mortgagor under the note or this mortgage is not paid within ten days after the same is due, the Mortgagee may collect a late charge not to exceed five cents for each dollar so overdue to cover the extra expense involved in handling delinquent payments.