

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1458 PAGE 411

STATE OF SOUTH CAROLINA } 27 3 31 PM '79
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

JOHN T. S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, INEZ M. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 SEVEN THOUSAND TWO HUNDRED THIRTY EIGHT and 40/100-----
-----Dollars (\$ 7,238.40) due and payable

According to the terms thereof, said Note being incorporated herein by reference thereto.

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

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 Bates Township, being known and designated as Lots No. 24 and 25 of Property of Ollie B. Barrett as shown on plat thereof by Terry T. Dill dated August, 1956, and recorded in the RMC Office for Greenville County in Plat Book FF at Page 485, and being described as follows:

BEGINNING at an iron pin on the Eastern side of Boswell Drive at the joint front corner of Lots Nos. 24 and 25 and running thence along the Western side of Boswell Drive, S. 14-45 E. 100 feet to an iron pin on Boswell Drive, joint corner of Lots 21 and 24; thence S. 32-46 E. 270 feet to an iron pin, joint rear corner of Lots Nos. 23 and 24; thence along the rear line of Lot No. 24, N. 14-45 W. 279.4 feet to an iron pin, joint rear corner of Lots Nos. 24 and 25; thence with the rear line of Lot No. 25, N. 14-45 W. 100 feet to an iron pin, joint rear corner of Lots Nos. 25 and 26; thence with the common line of Lots Nos. 25 and 26, N. 75-15 E. 100 feet to an iron pin on the Western side of Boswell Drive, joint front corner of Lots Nos. 25 and 26; thence with Boswell Drive, S. 14-45 E. 100 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor herein by deed of Houston Head dated February 27, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1097 at Page 501 on February 27, 1979.

MORTGAGEE'S ADDRESS: P. O. Box 544
Travelers Rest, S. C. 29690

GCTO -----3 FEB 27 79 172

DOCUMENTARY
STAMP
TAX
02.92
P.B. 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 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.

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