

GREENVILLE CO. S. C.  
APR 27 1 42 PM '79  
DONNIE S. TAKKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of April, 1979, between the Mortgagor, F. Wayne and Jacqueline T. Davis (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand and no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27th, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:  
F. Wayne Davis and Jacqueline T. Davis, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina about three miles Northwest of Greer, S. C., lying about 200 feet South of the Buncombe Road and on the West side of a new dirt road along and on the common line of our Marie C. Willis and Jake A. Willis property and that of Robert Wade, and being a part of two deeds conveyed to Marie C. Willis and Jake A. Willis which are recorded in the office of the R. M. C. for Greenville County in Deed Book 427 at page 366 and 428 at page 426, and having the following courses and distances, to-wit:

BEGINNING on a stake in the said new dirt road and on the Robert Wade line and runs thence N. 79-17 W. 34.7 feet to an iron pin on the bank of the road, then continuing with the same course for a total distance of 336.4 feet to an iron pin at the rear of Marie C. Willis and Jake Willis property (home lot) joint corner of Marie C. Willis and Jake Willis home lot and of lot no. 1 as shown on Plat of Property of G. A. Copeland Estate made by H. S. Brockman Surveyor, January 20, 1951; thence a new line, N. 81-05 W. 81 feet to an iron pin, joint corner of lots nos. 1, 2 and 4 as shown on said plat; thence with the common line of lots nos. 1 and 4, S. 2-20 W. 201.8 feet to an iron pin, joint corner of lots nos. 1 and 4 and on the old line of Marie C. Willis and Jake Willis property; thence with the line of Marie C. Willis and Jake Willis property of lot no. 5, S. 25-00 W. 140 feet to an iron pin in the woods; thence with another common line of property and of Lot no. 5, S. 65-00 E. 186 feet to an iron pin on the bank of the road, then plus 25 feet to a stake in the center of the said road; thence from the 186 feet set, N. 27-11 E. 250 feet to a light post on the bank of the road; thence N. 54-40 E. 195.4 feet to the iron pin on the bank of the road, containing two and 24/100 acres (2.24) more or less

DERIVATION: For a more complete description see deed of Marie C. Willis and Jake A. Willis to Fred W. Lister recorded in the R. M. C. Office for Greenville County in book 748 at page 154 on May 5, 1964.

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which has the address Sunrise Drive - Greer, S. C. 29651  
(Street) (City)  
(herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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