

FILED  
CO. S. C.  
SEP 20 4 43 PM '79  
DONALD RAY DAVIS  
BONNIE R. DAVIS  
R.M.C.

BOOK 1481 PAGE 370

# MORTGAGE

THIS MORTGAGE is made this 20th day of September, 1979, between the Mortgagor, Donald Ray Davis and Bonnie R. 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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Three Thousand One Hundred Fifty (\$43,150.00) - - - Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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 September 1, 2009;

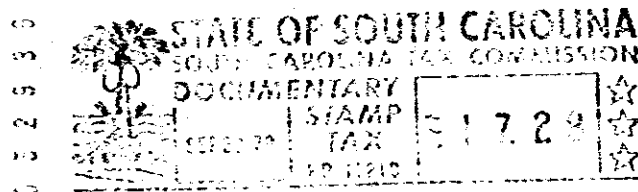
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

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ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southern side of Pinehurst Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 42 on a plat of PINE VALLEY ESTATES, Section No. 1 made by Dalton & Neves, Engineers, dated February 1960, recorded in the RMC Office for Greenville County, S.C., in Plat Book MM, at Page 138, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING on the southeastern edge of Pinehurst Drive, joint front corner of Lot Nos. 42 and 43 and running thence with the joint line of said lots S. 28-00 W. 160 feet to a point; thence with the rear line of Lot No. 42 S. 62-00 W 90 feet to a point, joint rear corner of Lot Nos. 41 and 42; thence N. 28-00 W. 160 feet to a point on the southeastern edge of Pinehurst Drive, thence with said Drive N. 62-00 E. 90 feet to the beginning point.

This is the same property conveyed unto Donald Ray Davis and Bonnie R. Davis by deed of Harvey G. Holt and Lucy N. Holt, dated and recorded concurrently herewith.



which has the address of 113 Pinehurst Drive Mauldin  
(Street) (City)  
South Carolina (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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