

MORTGAGE OF REAL ESTATE

BOOK 1490 PAGE 316

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
FILED
NOV 25 2 57 PM '79
DONALD STANFERSLEY
R.M.C.

WHEREAS, William E. Davidson

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. S. Joines

(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

Twenty six thousand seven hundred and 00/100-----Dollars (\$ 26,700.00) due and payable in equal consecutive monthly installments each in the amount of Six hundred and 00/100 (\$600.00) beginning December 1, 1979, and shall continue in a like amount each and every month thereafter until the entire indebtedness evidenced by said note is paid in full.

with interest thereon from _____ date _____ at the rate of 15 per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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 Chick Springs Township, about one mile north of Chick Springs, lying 690 feet west of the St. Mark Road, and on the north side of the McConnell Road, and having the following courses and distances to-wit:

Beginning on a stake on the north margin of the said McConnell Road, and at a distance of 690 feet west of the St. Mark Road, and runs thence, N. 22-50 W. 412 feet, more or less, to a stake on the C. B. Loftis line; thence with the said line, about S. 81-00 W. 101.8 feet to a stake on the said line; thence S. 22-50 E. 430 feet, more or less, to a stake on the north margin of the said McConnell Road; thence with the north margin of the said road N. 70-25 E. 100 feet to the beginning corner, containing one (1) acre, more or less.

This is the same property conveyed to the mortgagor by deed of J. S. Joines dated November 30, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1116 at page 803

The mortgagee's address is: Route 3, Greer, SC 29651

GCTO --- 1 DE 4 79 1355

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEE AND TAX = 10.00
NOV 25 1979

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 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 is 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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