

Mail to Mortgagee: Larry A. Davis
Route 1
Greer, S. C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED
TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC: 1501 800

APR 24 AM '80

WHEREAS, I, Marcum Mace WHERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry A. Davis

(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 Six Thousand and NO/100 Dollars (\$6,000.00) due and payable

in full at the end of Five years, with monthly payments of \$145.91 each with the option of the mortgagee to increase the interest to prevailing rate at the time of option.

with interest thereon from date at the rate of 16% per centum per annum, to be paid: as stated above

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, Cleveland Township, known as Lot Number 186 in Pioneer Park. Said lot being a part of Pioneer Park, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "G" at Page 82, and having according to said plat the following description.

BEGINNING at a point on River Way at the joint front corner of lots number 186 and 187 and running N. 1-22 E. 138.1 feet to a pin on the South side of a twenty foot alley; thence N. 87-56 W. 50 feet to an iron pin; thence N. 62-06 W. 56 feet to a point in line of lot number 215 at the joint rear corner of lots number 185 and 186; thence S. 1-09 W. 162 feet to a pin on the North side of River Way; thence S. 87-00 E. 50 feet to an iron pin; thence S. 86-38 E. 50 feet to a point, the beginning corner.

ALSO:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of River Way in Cleveland Township, Greenville County, S.C., being shown as the Southwest corner of Lot # 187 on Plat # 2 of Pioneer Park made by Dalton and Neves, Engineers, March 1926, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book G, page 82 and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the North side of River Way at corner of Lot 186, and thence with line of Lot 186, N. 1-22 E. 50 feet to an iron pin; thence parallel with River Way, S. 86-38 E. 50 feet to an iron pin; thence S. 1-22 W. 50 feet to an iron pin on River Way; thence with the North side of River Way, N. 86-38 W. 50 feet to the beginning corner.

ALSO:

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, known as Lot No. 185, of the Pioneer Park property, for a more complete description see deed of J. D. Potat, Trustee to A. C. Skinner, recorded in R.M.C. Office for Greenville County in Vol 128, at page 20.

Together with all my right, title and interest in and to an easement and right-of-way 10 feet in width running from the rear of the above described property over Lot 187 and along the East side of 186 to the South edge of a 20 foot alley which runs along the rear of lot 187.

This conveyance is the identical property conveyed to Marcum Mace by deed of Sara Mae Cely on April 25, 1980 and to be recorded herewith in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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