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S.C.  
JUN 17 11 33 PM '80  
GREENVILLE  
SHERSLEY

1505 422



*J.C. Davis*  
*Greenville - S.C.*  
**State of South Carolina**  
**COUNTY OF GREENVILLE**

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

**SAN-DEL BUILDERS**

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA** (hereinafter referred to as Mortgagee) in the full and just sum of

**Sixty-six Thousand and No/100 Dollars** ----- (\$ 66,000.00--)

Payable as follows: interest  
only to be computed from the dates of disbursements made hereunder and payable monthly, (See Mortgage Note)

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

**ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 45 on plat of Oakfern, Section Two, recorded in Plat Book 6 H at page 53 and having such courses and distances as will appear by reference to said plat.**

Being a portion of the property conveyed by Thomas C. Threatt by deed recorded in Deed Book 1001 at page 630 on June 21, 1974 and by deed of C. C. Davis and Frances S. Davis by deed recorded March 30, 1973 in Deed Book 971 at page 467.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
1 STAMP  
JUN 23 1980

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