

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX DEPARTMENT  
DOCUMENTARY STAMP  
JUL 31 '81  
25.20  
CB. 11218

GREENVILLE CO. S. C.  
JUL 31 12 PM '81  
MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1548 PAGE 802

THIS MORTGAGE is made this 31st day of July 1981, between the Mortgagor, Ashby W. Davis and Lynne W. Davis (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a national banking association organized and existing under the laws of the United States of America, whose address is Room 206, 101 Greystone Blvd., Columbia, South Carolina 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand and NO/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011.

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:

Lot 444, lying and being on the Northeasterly side of Sweetwater Court, near the City of Greenville, County of Greenville, State of South Carolina, on a plat entitled "Map Three, Section Two, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-X at Page 2, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeasterly side of Sweetwater Court, said pin being the joint front corner of Lots Nos. 444 and 445, and running thence with the common line of said Lots N. 60-31 E. for a distance of 190.14 feet to an iron pin at the rear corner of Lots Nos. 444 and 445; thence with the line of property now or formerly of Hudson and Guest S. 72-02 E. for a distance of 30.84 feet to an iron pin at the joint rear corner of Lots Nos. 444 and 432; thence with the common line of Lots Nos 444 and 432 S. 23-09-50 W. for a distance of 193.56 feet to an iron pin at the joint corner of Lots Nos. 444 and 443; thence with the common line of Lots Nos. 444 and 443 N. 74-06-46 W. for a distance of 130.20 feet to an iron pin on the Northeasterly side of Sweetwater Court; thence with the Northeasterly side of Sweetwater Court, on a curve the chord of which is N. 6-22-58 E. for a distance of 58.59 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record and on the plat above referenced, said restrictions having been recorded in the RMC Office of Greenville County, South Carolina on March 28, 1980 in Deed Book 1122 at Pages 982-987.

This being the same property conveyed by earlier Warranty Deed from The John C. Cothran Company, Inc. to Cothran and Darby Builders, Inc., dated July 10, 1981 and recorded on July 15, 1981 in the above-referenced RMC Office at Deed Book 1151, Page 756. Further, this being the same property conveyed by Bond for Title from Cothran and Darby Builders, Inc. to the Borrower herein, dated July 14, 1981 and recorded in the above-referenced RMC Office at Deed Book 1151, Page 760, said property being conveyed to Borrower herein by Warranty Deed to be recorded simultaneously herewith, along with the Satisfaction for the Bond for Title.

Tax Map Reference: 11 (195) 534.6-1-44  
which has the address of 110 Sweetwater Court, Greer, South Carolina 29651 (herein "Property Address");  
[Street] [City] [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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