

Greenville

FILED
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS OTTO F. DAVIS

hereinafter referred to as Mortgagee is well and truly indebted unto

EDWARD SANDERS and RHEA SANDERS

*17 W. Marion Rd
City*

hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

THREE THOUSAND, FIVE HUNDRED DOLLARS

Dollars \$ 3,500.00 due and payable

in full on March 20, 1984

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WHEREAS the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee, including but not limited to insurance premiums, public assessments, repairs, or for any other purposes

AND KNOWING ALL THESE things the Mortgagee in consideration of the aforesaid debt and in order to secure the payment thereof, and any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his benefit by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee in hand well and truly paid by the Mortgagee at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, sold, released and conveyed, 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**

All those certain parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina and being described according to that plat of City View Annex, recorded in the RMC Office for Greenville County in Plat Book "G" at Pages 152-155, and revised April, 1927, being lots Nos. 14 and 14-B, reference being craved to said plat for a more particular metes and bounds description.

The above described lots having a total frontage on the East side of Marion Road of 100 feet and running back to a depth of 256.3 feet on the North side, and 265.8 feet on the South Side.

This conveyence is made subject to all restrictions, easements, roadways, set back lines and rights-of-way, if any, which may affect the property herein described.

This is the same property conveyed to the Grantors of this Mortgage by the Deed of Edward and Rhea Sanders, said Deed being recorded in the RMC Office for Greenville County in Deed Book 1201 at Page 406, recorded on November 29, 1983.

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Together with all and singular rights, members, hardiments, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and lawful authority 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 Mortgagee further covenants to warrant and defend all and singular the said premises unto the Mortgagee, his heirs, successors and assigns, and all persons whomsoever lawfully claiming the same or any part thereof.

A.C.C.T

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