

AUG 4 10 37 AM '79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
R. H. C.

To All Whom These Presents May Concern:

Whereas: D. D. Davenport and Doris C. Davenport

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, South Carolina

(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 -----THREE THOUSAND and NO/100----- Dollars (\$ 3,000.00) due and payable

at the rate of \$73.24 per month applied first to interest and then to principal

with interest thereon from date at the rate of eight (8%) 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, 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, Fairview Township, located on the South side of proposed extension of Cox Street, and East of South Street in the Town of Simpsonville, adjoining lands of W. P. Jones, L. L. Richardson, Frank R. Coyle, and other lands of Grantor, and having according to a survey and plat made by E. E. Gary, Surveyor, on June 7, 1948, the following metes and bounds:

BEGINNING at an iron pin on South Side of Cox Street Extension and joint corner with other lands of G. B. Riddle (126.5 feet east of South Street) and running thence along Cox Street N. 75 E., 72 feet to an iron pin, corner of Coyle lot; thence along Coyle line S. 15-35 E., 161.2 feet to an iron pin on Richardson line; thence along Richardson line S. 75½ W., 72 feet to an iron pin, corner of Jones lot; thence along line of Jones and Riddle N. 15-35 W., 160 feet to the beginning corner.

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 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.