

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 11 3 09 PM '69
OLLE FARNSWORTH
R. M. C.

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BOOK 1163 PAGE 95

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Billy Davenport and Lillian J. Davenport

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane and Henry Whitfield

(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 thirty-six hundred and forty-three and 80/100--

Dollars (\$ 3,643.80) due and payable

at the rate of \$15.00 per week hereafter until paid in full, the first payment to be due July 25, 1970, and the remaining payments to be due on each and every Saturday thereafter until paid in full, with interest at the rate of eight per cent per annum to be computed annually and paid weekly as part of the \$15.00 weekly payments,

with interest thereon from date at the rate of eight per centum per annum, to be paid: weekly,

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, ~~his heirs and assigns~~ their heirs and assigns forever:

"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, near the City of Greenville, and being more particularly described as Lot No. 215, Section 1, as shown on plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S. C.", made by Dalton and Neves, July 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, pages 26-31 inclusive. According to said plat the within described property is also known as No. 7 Sixth Avenue and fronts 70 feet thereon.

This is a purchase money mortgage and the above described property is the same conveyed to the mortgagors by the mortgagees by deed to be recorded herewith.

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.