

MORTGAGE OF REAL ESTATE-

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BOOK 1221 PAGE 403

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

FEB 7 11 38 AM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN.

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Daniel Alfred Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company of Greenville, 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 Two Thousand, Five Hundred and Fifty & no/100---

Dollars (\$ 2,550.00) due and payable

in equal monthly installments of Eighty-five (\$85.70) & 70/100 Dollars for thirty-six consecutive months, the first installment to become due on the 15th day of March, 1972, and a like installment to each become due on the 15th day of each and every month thereafter

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

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, near the City of Greenville, with improvement thereon, and being known and designated as Lot No. 11 in a plat of Property of W. T. Patrick and William R. Timmons, said plat being recorded in the RMC Office for Greenville County in Plat Book PP at page 131, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lawnview Court at the joint front corner of Lots Nos. 10 and 11 and at a point 185 feet southwest of the intersection of Lawnview Court and Nichols Drive, and running thence with the northern side of Lawnview Court S. 55-40 W. 80 feet to an iron pin at the corner of Lot No. 12; thence with the line of Lot No. 12, N. 34-20 W. 182.7 feet to an iron pin in the real line of Lot Nos. 5 and 6; thence N. 55-40 E. 80 feet to an iron pin at the rear corner of Lot No. 10; thence with the line of Lot No. 10, S. 34-20 E. 182.7 feet to an iron pin on the northern side of Lawnview Court, the point of beginning.

The within mortgage is junior to the mortgage held by Collateral Investment Company dated June 21, 1967, and recorded in Mortgage Book 1061, Page 87, RMC Office for Greenville County, S. C.

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.