

MORTGAGE OF REAL ESTATE—Office of Hubert P. Nolin, Attorney at Law, Greenville, S. C.

BOOK 1279 PAGE 789

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUN 7 2 48 PM '73 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, Robert Davis and Michael N. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Five thousand five hundred sixty-four and 57/100---- Dollars (\$ 5,564.57) due and payable

in monthly installments of \$95.00 each, including principal and interest, to be applied first to interest and the balance to principal, the first of these due and payable on July 15, 1973 with a like amount due on the same day of each month

with interest thereon from date at the rate of 7 1/2% 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 in Grove Township, containing one-half (1/2)

acre, more or less.

Adjoining lands now or formerly owned by Mrs. Maggie S. Hooper, Charles Drennon and others.

The above named lot has a frontage of ninety feet on Highway No. 20, (formerly Highway # 29), beginning at corner of Charles Drennon and running in a Northerly direction; Extending in a Westerly direction to a depth of two hundred forty two feet. Lines being parallel.

Being known as part of the C. B. Garrison Estate.

Being the identical lot or tract of land conveyed to Robert Davis and Bobbie Jo F. Davis by deed of Gertrude P. Fleming, et al, deed dated June 4, 1962, recorded in the Office of R. M. C. for Greenville County in Book 700 at page 139.

Personally appeared before me James W. May, Jr. who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$5,564.57 and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

James W. May, Jr.
James W. May, Jr.

Given under my hand and seal this 21st day of May, 1973

Margaret H. Buckhester
Notary Public for South Carolina
My commission expires 7/24/79

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 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 hereinafore 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.