

FILED
GREENVILLE CO. S. C.
JUL 20 4 36 PM '78
BONNIE S. TANKERSLEY
R.M.C.

PL **MAIL**
MORTGAGE
BOOK 1438 PAGE 837

THIS MORTGAGE is made this 20th day of July, 19 78, between the Mortgagor, William H. Davidson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand, Three Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: in Chicks Spring Township, located about one-half mile east from Chick Springs on the south side of Alexander Drive, bounded by lands of Southern Bleachery and Print Works and lands now or formerly owned by G. D. Collier and possibly others, and having the following courses and distances:

BEGINNING at an iron pin on the southern edge of Alexander Drive, and runs thence S. 22-50 W. 75 feet to an iron pin, corner with Southern Bleachery and Print Works property; thence with line of that property N. 80-04 W. 100 feet to an iron pin on line; thence N. 21-52 E. 100.2 feet to a stake on south side of Alexander Drive (iron pin back on line at 3 feet); thence with the southern edge of said road S. 59-48 E. 100 feet to the beginning corner; containing 0.25 acres, more or less.

THIS is the identical property conveyed to the mortgagor by deed of Paul D. Holaway to be recorded of even date herewith.

STAMP
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which has the address of Route 3, Alexander Road, Taylors, S. C. (Street) (City) 29687 (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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