

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

DEC 21 2 46 PM 1960

MORTGAGE OF REAL ESTATE

BOOK 845 Page 315

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I J. W. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

(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 One Thousand and 00/100-----

Dollars (\$ 1,000.00) due and payable

in full, one year from this date

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually in advance

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 Cleveland Township, situate on the Northern side of a public road leading from the Geer Highway to Blythe Shoals, and having, according to a survey made by C. C Jones and Associates Engineers, on April 27, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of branch where the road leading from Geer Highway to Blythe Shoals crosses said branch; thence with the meanders of said branch, the traverse lines being S 54-27 W, 34.7 feet N 75-53 W, 39.1 feet N 88-03 W, 59.2 feet, S 33-23 W, 28.9 feet S 83-14 W, 61.7 feet, S 57-47 W, 54.6 feet to where said branch enters Saluda river; thence with Saluda river as the line, the traverse line being S 37-52 E, 54.9 feet, S 33-00 W, 44.7 feet to a pin; thence leaving the river and running thence S 59-45 E, 21.2 feet to a pin on road leading from Geer Highway to Blythe Shoals; thence with said road as line, N 58-00 E, 130.4 feet to a bend; thence with said road N 51-35 E, 68.8 feet to a bend; thence continuing N 32-52 E, 65.2 feet to the point of beginning. The center of Saluda river is the line.

The above described property is all of the same conveyed to the mortgagor herein by deed of Melville M. Oehmig, August 11, 1958, recorded in the R. M. C. Office for Greenville County in Book 604, page 28.

Together with all and singular rights, members, herditaments, 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.