

GREENVILLE
APR 25 7 15 AM 1968

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }

COUNTY OF Greenville }

To All Whom These Presents May Concern: I, Frank D. Davis,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 Fourteen Thousand-----

DOLLARS (\$ 14,000.00), with interest thereon from date at the rate of Six and three-fourths per centum per annum, said principal and interest to be repaid as therein stated, and (6-3/4%)

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 purpose;

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, Oneal Township, on the southern side of McElhaney Road and containing 2.20 acres as appears on a plat prepared for Evelyn T. Davis by Terry T. Dill, Registered Surveyor, dated April 25, 1968, and having the following courses and distances, to-wit:

BEGINNING at a point in the center of McElhaney Road at the corner of property now or formerly owned by Fannie Mae Davis and running thence with the center of McElhaney Road, S. 55-00 E. 140 feet to a point; thence S. 32-44 W. 698 feet to an iron pin at Clear Creek; thence continuing in the same direction to the center of Clear Creek; thence with the center of Clear Creek as the line following the meanders thereof, the traverse line of which is N. 82-00 W. 134 feet; thence leaving the center of Clear Creek and running N. 31-26 E. to an iron pin at the bank thereof; thence N. 31-26 E. 760 feet to a point in the center of McElhaney Road, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Evelyn T. Davis, recorded in the R.M.C. Office for said County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.