

MORTGAGE

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APR 20 1984 PM 1:01

THIS MORTGAGE is made this 20th day of July 19.84, between the Mortgagor, George Hilburn Davis (also known as George D. Davis) (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1984 (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, 1994

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:

All that piece, parcel or lot of land lying, being and situate in Greenville Township, at the Southeast intersection of Templewood Drive and Brownwood Drive, in County and State aforesaid, and being known and designated as Lot No. Twenty (20) of Oak-Crest as shown on plat prepared by C. C. Jones & Associates, Engineers, dated Jan., 1955 and which plat has been recorded in the R. M. C. Office for said County in Plat Book GG, pages 130 and 131, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the Northeast side of Brownwood Drive at the joint corner of lots nos. 20 and 138 as shown on said plat and running thence with the joint property line of said two lots N.29-12 E.150 feet to an Iron Pin, thence N.60-48 W.56.7 feet to an Iron Pin on Southeast side of Templewood Drive, thence with the curve of the Southeast side of Templewood Drive, S.44-30 W.36.9 feet to a point, thence with the Southeast side of Templewood Drive S.60-02 W. 108.3 feet to an Iron Pin, thence with the curve of the intersection of said two drives 24.6 feet (as shown on said plat) to an Iron Pin on Northeast side of Brownwood Drive, thence with the Northeast side of Brownwood Drive S.60-48 E.110.5 feet to the beginning. This being the same property which was conveyed to mortgagor herein by Talmer Cordell by deed recorded on Feb. 10, 1966 in the R. M. C. Office for said County in Deed Book 791, page 461. See deed of Talmer Cordell to mortgagor herein recorded in said office on Nov. 19, 1963 in Deed Book 736, page 435. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
TAX \$ 06.00

which has the address of 1. Brownwood Drive Greenville S. C. 29611 (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 seised 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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