

BOOK 581 PAGE 124

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. the, Attorneys at Law, Greenville, S. C.

DEC 14 11 41 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Homer C. Davidson, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto Mrs. Enoree Childress

(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 Three Thousand and No/100

DOLLARS (\$ 3000.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$300.00 on December 14, 1954, and a like payment of \$300.00 on principal annually thereafter until paid in full, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid annually

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Dunklin Township, containing 100.75 acres, more or less, and being more particularly described according to a survey prepared by W. J. Riddle, recorded in Plat Book N at Page 41, as follows:

"BEGINNING at an iron pin, corner of property now or formerly of G. C. Childress, and running thence N. 6-00 E. 2349 feet to iron pin; thence N. 84-00 E. 1877 feet to a stake in line of lands now or formerly of Sullivan; thence with line of said lands, N. 6-00 W. 2349 feet to a stake, corner of property now or formerly of G. C. Childress; thence with line of said property, S. 84-00 W. 1877 feet to the point of beginning."

ALSO, "All that other parcel of land in Dunklin township, State and County aforesaid, containing 18.20 acres, more or less, being more particularly described according to plat prepared by W. J. Riddle for W. A. and Rachel Hadden June 1947, as follows:

"BEGINNING at a point in the center of County Road, and running thence S. 84-00 E. 307 feet to stake; thence N. 6-00 W. 2349 feet to a stone; thence S. 84-00 W. 217 feet to a point in the center of County Road; thence along the center of said road, the following courses and distances: S. 6-30 W. 684 feet, S. 3-00 E. 500 feet, S. 6-20 E. 788 feet and S. 13-30 E. 400 feet to the point of beginning."

It is stipulated and agreed that any timber cut from the land hereinabove described shall be used on the place or the proceeds of the sale thereof shall be applied to the reduction of the principal of the above mortgage.

It is understood and agreed that this mortgage is to secure the unpaid portion of the purchase price.

There is expressly excluded from the lands hereby conveyed a small tract of 3.75 acres conveyed by the Mrs. Enoree Childress to Mildred Pauline Hadden by deed recorded in Volume 448 at Page 127.

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.

4th June 56
Ellie Farnsworth
10:06 A. 14262

Paid in full
June 4, 1956
Enoree A. Childress

Witness:
H.C. Davidson
Sv.