

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

935 Part 208

WHEREAS, Earnest L. & Frances B. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto General Finance and Thrift Corporation, a corporation,

(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 Four hundred and eighty

----- Dollars (\$ 480.00) due and payable at the rate of Twenty (\$20.00) Dollars per month, commencing November 1, 1963, and on the 1st day of each month thereafter, until paid in full,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly,

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, Gantt Township, lying and being situate on the Southern side of Potomac Avenue, within the City of Greenville, South Carolina, being known and designated as Lot No. 215, according to plat of Pleasant Valley, prepared by Dalton & Nevas, Engineers, including additions to said plat made September, 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P, at page 14, and having, according to said plat, the following metes and bounds; BEGINNING at an iron pin on the Southern side of Potomac Avenue at the joint front corner of Lots Nos. 215 and 216, said pin being 480 feet Southwest of iron pin in the Southwest corner of the intersection of Potomac Avenue with Panama Avenue; thence along the joint line of said lots, S. 0-08 E. 160 feet to an iron pin at the joint rear corner of Lots Nos. 215 and 216; thence S. 89-52 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 214 and 215; thence along the joint line of said lots, N. 0-08 W. 160 feet to an iron pin on the Southern side of Potomac Avenue at the joint front corner of Lots Nos. 214 and 215; thence along said Potomac Avenue N. 89-52 E. 60 feet to an iron pin at the joint front corner of Lots Nos. 215 and 216, the point of beginning.

The above described property is the identical property conveyed to Grady T. Smith by deed of the Robert I. Woodside Company dated March 30, 1951, and recorded in the R.M.C. Office for Greenville County in Deed Book 432 at page 37. The aforementioned Grady T. Smith died intestate on August 28, 1953, being survived by the grantors herein and Judy Lee Smith, who is a minor; and the interest hereby conveyed is that which was acquired by the grantors as heirs-at-law and next of kin of the aforementioned Grady T. Smith, deceased.



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