

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 30 4 15 PM 1967

BOOK 1077 PAGE 671

MORTGAGE OF REAL ESTATE

OLLIE FANNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, OTIS DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Five Hundred and No/100----- Dollars (\$1,500.00) due and payable

120 days after date,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: every 120 days.

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 piece, parcel or tract of land in Gantt Township, Greenville County, South Carolina, lying near Belle Meade Subdivision, being shown as a portion of Tract No. 5 of the Richard Davis Estate, on a Plat made by Dalton & Neves, Engineers, dated February, 1941, and recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 95, and having the following metes and bounds, to wit:

BEGINNING at a stake at the corner of Tract No. 4 of the Richard Davis Estate, thence along the line of Tract No. 4, S. 81 E., 435 feet to a stake in the line of the Lemuel Davis Estate; thence along the latter mentioned line, S. 32 E., 588.3 feet to the corner of property conveyed by the Mortgagor to Derby Heights, Inc., by deed recorded in Deed Book 737, page 316; thence along the line of property of Derby Heights, Inc., N. 80-52 W., 429.9 feet to an iron pin; thence along the line of the Richard Davis Estate, N. 31-30 E., 580.1 feet to the beginning corner.

The above described property is a part of the same conveyed to the Mortgagor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 366, page 316, and contains 6 acres, more or less.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 671

RECORDED AND CANCELLED BY RECORDS
OFFICE DAY OF 11/30/67
At Greenville, S. C.
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:00 O'CLOCK A.M.