JUN	1 0 1969	11 10					, воок 1128 г	ace 145
Mis.	E. D. C. X	M	ortgage rtgage		EAL ESTATE			, 1969, beiween
_		1410		<u> </u>	EORGE T. DAVI	S and	***************************************	
	called the Mo	rigagor, ai	nd	*****	RICK HOMES, 1		hereinafter c	alled the Mortgagee

WHEREAS, the Morigagor in and by his certain promissory note in writing of even date herewith is great and truly indebted to the Mortgagee in the full and just sum of Nineteen Thousand Twenty-nine and/ Dollar (19,029.60 with interest from the date of maturity of said note at the rate set forth therein, due and payable as AMISSECCIONSPANCEMONING said note.

NOW THEREFORE, the Morgagor, in consideration of the said debt and sum of money aforesaid, and for better accuring the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$500 to him in hand paid by the Mortgagor at and before the esting and delivery of these presents, hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in GREENVILLE County, South Carolina:

All that certain piece, parcel or lot of land in Chicks Springs Township, Greenville County, State of South Carolina and containing 0.28 acres and having the following metes and bounds:

BEGINNING at an iron pin on Rev. Williams line which is located S. 85-00 E. 294.8 feet from axle corner on East side of a county road that leads South from Taylors on the West side of Southern R.R. Depot and running thence from iron pin S. 85-00 E. 102 feet to an iron pin; thence S. 2-30 W. 268 feet to iron pin in road intersection near Mattie Cline's house; thence N. 85-00 W. 117 feet to iron pin in road; thence N. 6-41 E. over iron pin on bank of road 208 feet to beginning corner. These metes and bounds include a lot conveyed to Mattie Cline by deed from C. P. Phillips, dated January 12, 1938 and recorded in R.M.C. Office in Book 202, page 1.

Being the same property conveyed to the parties of the first part by deed from Mattie Cline, dated January 27, 1967, and recorded in Book 813 at page 95 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, to which deed and deeds therein referred to. reference is hereby made.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywhe incident or appertaining, or that hereafter may be exected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully soized of the premises hereinabove described in fee simple absolute, that he has good right and havful authority to sell, convey, or encumber the same, and that the premises and clear of all lieus and encumberances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular he premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due,
- 2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit prompily to the Mortgagee the official receipts therefor.
- 5. To provide and maintain fite insurance with extended coverage endorsement, and other insurance as Mottgagee may require, upon the buildings and improvements now itusate or hereafter constructed in and upon said real property in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Morigagee.
- 4. In case of breach of covenants numbered 2 and 5 above, the Mortgagee may pay taxes, tevies or assessments, contract for insurace and pay the premiums and cause to to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

Paid in full Oct. 7, 1969.