Grantte: 405 Berea Forest Cirple 29611 GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

APR 3 9 48 AM 170 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry D. Davis and Lynne S. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clifton B. Able and Christine H. Able

(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 Hundred Five Thousand Five Hundred & no/100-- Dollars (\$ 105,500.00) due and payable

THE WARRING THE TERMS OF SAID NOTE.

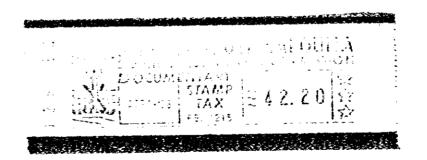
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe, 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 on the west side of White Horse Road and being known and designated as Tract No. 3 on a plat of the property of J. G. Phillips made by W. A. Hester, Surveyor, November 1938, and recorded in Plat Book J at Page 43, and being more particularly described as follows:

BEGINNING at an iron pin, joint corner of tracts nos. 3 & 4, and running thence S 59 1/2 W 569 feet to an iron pin, joint rear corner of tracts nos. 3 & 4; thence S 22 1/4 W 192 feet to an iron pin, joint rear corner of tracts nos. 2 & 3; thence N 59 1/2 E 720 feet to an iron pin, joint corner of tracts nos. 2 & 3; thence N 30 1/2 W 117.6 feet to the beginning corner, containing 1 3/4 acres, more or less.

This is that property conveyed to mortgagor by deed of Clifton B. Able and Christine H. Able dated March 30, 1978 and recorded concurrently herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 un to 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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