

CO. S. C.

307 Andalusian Trail
Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 14 '80
MORTGAGE
SHERSLEY

MORTGAGE OF REAL ESTATE
EID: 1500 515

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD R. COPELAN and LYNN S. COPELAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

N. DEAN DAVIDSON

(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

Twenty-four thousand nine hundred fifty Dollars (\$ 24,950.00) due and payable in 24 monthly installments of \$256.66, beginning May 1, 1980, with payment in like amount on the 1st day of each month thereafter; with any unpaid balance then owing to be paid contemporaneously with the last of said payments

with interest thereon from date at the rate of 12% 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, on the southern side of Lowndes Avenue, being shown and designated as the greater portion of Lot 24 and a portion of Lot 25 on a revised Plat of ELLETSON ACRES, Section B, made by Clifford C. Jones, dated January 1, 1974, recorded in Plat Book 4-0, at Page 112, RMC Office for Greenville County, and having, according to said revised Plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of Lowndes Avenue, joint front corner of Lots 23 and 24, and running thence as dividing line between said lots, S 39-04 E, 194.1 feet to a point in center of branch, iron pin back on line at 10 feet; thence with the following traverse line, center of creek being the line, S 89-15 W, 145.9 feet to an iron pin on north side of branch, corner of Lot No. 25; thence as a new line dividing Lots 24 and 25, N 28-13 W, 109.4 feet to an iron pin on the south side of Lowndes Avenue; thence therewith N 59-17 E, 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of N. Dean Davidson, dated April 9, 1980, to be recorded simultaneously 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 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.

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