

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF Greenville FILED GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE BOOK 1535 PAGE 58

APR 12 2 29 PM '81 DONNIE S. TANKERSLEY R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frances G. Nike

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

(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-one thousand and no/00 Dollars (\$21,000.00---) due and payable

In eighty-four (84) equal monthly payments of \$359.58 each, the first payment being due 30 days from date of note and subsequent payments on the same day of each month thereafter, until debt is paid in full; No prepayment penalty. with interest thereon from date at the rate of eleven 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, containing 6.1 acres, further shown as part of I. E. McDavid Estate, on plat prepared by Carolina Engineering & Surveying Company, November, 1965, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Augusta Road (U.S. Highway No. 25) and running thence N. 67-30 W. 887.2 feet to a nail and cap in center of Georgia Rd.; thence with center of said road, N. 37-54 E. 251.4 feet to a nail and cap; thence N. 37-10 W. 90.0 feet to a nail and cap; thence S. 67-31 E. 701.4 feet to an iron pin; thence S. 7-01 W. 341.5 feet to the beginning corner.

ALSO: ALL that piece, parcel or tract of land containing 2.9 acres, with all improvements, situate in County of Greenville, State of South Carolina, further shown as part of I.E. McDavid Estate on plat prepared by Carolina Engineering & Surveying Company, November, 1965, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Road (U.S. Highway No. 25) and running thence S. 67 31 E. 331.0 feet to an iron pin; thence S. 31-18 W. 773.4 feet to an old iron pin; thence N. 7-01 E. 793.2 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Isadore Evans McDavid, to be recorded of even date herewith.

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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 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.

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