

FILED
GREENVILLE CO. S. C.
MAY 4 4 45 PM '84

MORTGAGE

THIS MORTGAGE is made this 1st day of May, 1984, between the Mortgagor, Michael S. Davis

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1984

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that lot of land situate on the Southeast side of Shenandoah Drive and on the Southwest side of Shannon Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 33 on plat of Section 1 of Lake Forest made by Piedmont Engineering Service, July 1953, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", page 17, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Shenandoah Drive at joint front corner of Lots 33 and 34 and running thence with the line of Lot 34 S. 30-40 E. 209 feet to an iron pin; thence N. 59-20 E. 106.7 feet to an iron pin on the Southwest side of Shannon Drive; thence along the Southwest side of Shannon Drive N. 29-31 W. 184.1 feet to an iron pin; thence with the curve of Shannon Drive and Shenandoah Drive (the chord being N. 73-57 W. 34.9 feet) to an iron pin on the Southeast side of Shenandoah Drive; thence along the Southeast side of Shenandoah Drive S. 59-20 W. 85.8 feet to the beginning corner.

Being the same property conveyed to Howard Marshall Davis from Margie R. Lesley by deed recorded October 29, 1956 and recorded in the R.M.C. Office for Greenville County in Deed Book 564, Page 208.

Howard Marshall Davis died intestate December 12, 1968 as is more fully shown in the Greenville County Probate Court in Apartment 1078, File 1, leaving as his sole heirs at law: wife, Ruby Lee Davis, and son, Michael S. Davis.

Ruby Lee (L.) Davis died testate April 29, 1983 as is more fully shown in the Greenville County Probate Court in Apartment 1756, File 23, leaving a will in which said real estate was devised to said Michael S. Davis.

which has the address of 16 Shenandoah Drive, Greenville,
(Street) (City)
South Carolina 29615 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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