

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1129 PAGE 287

JUN 20 4 39 PM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH HALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, OTIS DAVIS

(hereinafter referred to as Mortgagor) is well and Truly Indebted unto SOUTHERN BANK & TRUST CO.

(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 Thousand Seven Hundred Twenty-Eight and No/100-----
-----Dollars (\$ 1,728.00) due and payable

\$400.00 quarterly with the final payment of \$128.00 due September 20,
1970.

after maturity

with interest thereon ~~at~~ at the rate of Eight(8) per centum per annum, to be paid: annually

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, in Gantt Township, more particularly described as follows as shown by plat of W. J. Riddle dated October 26, 1936:

BEGINNING at an iron pin, corner of lands belonging to the Estate of Richard Davis, and running thence with line of other property of Stella K. Tindal, N. 20 E. 1470 feet to an iron pin, corner of other lands belonging to the Estate of Richard Davis; thence with the line of said property, N. 58 W. 337 feet to an iron pin, corner of other property of Estate of Stella K. Tindal; thence with the line of said property S. 22-45 W. 1370 feet to an iron pin, corner of lands belonging to the Estate of Richard Davis; thence with the line of said property, S. 47 E. 430 feet to the beginning corner, and containing 11.97 acres, more or less.

Less that portion of the above-described property now owned by J. R. Cleveland (Deed Book 738, page 544) shown on County Block Book as 367-1-15; Lot now owned by Ligon Garfield (Deed Book 466, page 133), shown on County Block Book as 367-1-16; and lot owned by John and Beatrice Burts (Deed Book 419, page 124) shown on County Block Book as 367-1-17; and lot owned by Margaret D. Pinson (Deed Book 621, page 133), shown on County Block Book as 367-1-31; and less other lots heretofore by me conveyed to other persons, the aforesaid tract now containing six (6) acres, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.