FILED
GREENVILLE CO. S. C.
JUL 8 9 45 AM '76
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph Charles Davis and Melba Wilson Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Lou Beasley Pack

(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 Ten Thousand Nine Hundred Five and 20/100ths-------------- Dollars ($ 10,905.20) due and payable

bearing interest at six per centum per annum, payable $100.00 per month, due and payable on the first of each month, with interest to be computed and added to the principal balance annually.

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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

ALL that certain piece, parcel or tract of land, situate, lying and being in Dunklin Township, state and county aforesaid, as shown on a plat of property entitled Estate of Sam Beasley by Hugh J. Martin, Surveyor, dated December 12, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book SSS, at pages 152 and 153, containing 11.97 acres, more or less and having the following metes and bounds, to-wit:

BEGINNING at a point in Old Latimer Mill Road at joint corner of Pearman Beasley and running thence along line of Pearman Beasley S. 73-31 E. 698 feet to an iron pin, joint corner of Pearman Beasley; thence S. 00-23 E. 628.60 feet to an iron pin, at line of Lot No. 2; thence along line of Lot No. 2 S. 89-38 E. 733.27 feet to a point in Old Latimer Mill Road; thence along said road N. 22 E. 658.26 feet to beginning corner.

This property was conveyed to the mortgagor by deed of Mary Lou Beasley Pack, the mortgagee herein by deed dated July 8 , 1976, recorded in the R.M.C. Office for Greenville County, in volume 1039 at page 264.

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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