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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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GPT 30. S. C. MORTGAGE OF REAL ESTATE

156 PH TO GALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, Davis Enterprises, Inc.

(hereinaster reserved to as Mortgagor) is well and truly indebted unto T. H. Cromer

(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/100ths-----

\$10,500 on the 29th day of November, 1980 and \$10,500 on the 29th day of November, 1981

with interest thereon from date annually

at the rate of eight per centum per annum, to be paid:

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 lot of land, consisting of the two lots herein described, in the City of Greenville, County of Greenville, State of South Carolina, being described as follows:

1. BEGINNING at an iron pin on the western side of Norwood Place, at the corner of the property of the Grantee (formerly the lot of W. H. Pierce), and thence along the western side of Norwood Place, N 23-15 E 181.2 feet to a point; thence N 64-30 W 75 feet, more or less, to a point in the joint line of the Grantor and lot formerly belonging to the Estate of Mrs. S. J. Riley; thence with the line of the Crantor and continuing with the line of the Grantee, S 23-15 W 184 feet to an iron pin at the corner of the lot formerly owned by W. H. Pierce (now the property of the Grantee); thence S 66-35 E 75 feet, more or less, to the point of beginning. Being the same conveyed to the Grantor by deed of Lottie Poole, as Executrix of the Estate of J. Perry Poole, dated August 25, 1941, recorded in the R.M.C. Office for Greenville County on August 27, 1941 in Deeds Book 236, Page 300. LESS HOWEVER the following tract conveyed by the Grantor to Martin B. Bridges and Gertrude H. Bridges by deed recorded in said R.M.C. Office in Deeds Book 277, Page 241: Beginning at an iron pin on the western side of Norwood Place at the corner of the lot of the Grantee, (formerly the lot of W. H. Pierce) and thence with the western side of Norwood Place, N 23-15 E 20 feet; thence N 66-35 W 75 feet, more or less, to the line of property now belonging to the Grantee (formerly Bridges); thence with the line of property of the Grantee, S 23-15 W 20 feet to a point; thence with the line of the property of the Grantee (formerly W. H. Pierce), S 66-35 E 75 feet, more or less, to the point of beginning. 2. BEGINNING at a point on the line of the Grantor and the corner of the lot formerly belonging to S. J. Riley and the northeast corner of the lot hereby conveyed, and running thence N 64-35 W 90 feet to a point on the line of property belonging to Stewart Supply Co. (formerly C. D. Stradley Estate); thence S 24-0 W 75 feet to an iron pin; thence with the joint line of the Grantor and Grantee, S 64-35 E 89.6 feet to an iron pin; thence N 24-15 E 75 feet to the point of beginning. Being the same conveyed to the Grantor by deed of Martin ___, 1945, recorded B. Bridges and Gertrude H. Bridges, dated June in said R.M.C. Office in Deeds Book 277, Page 242 on July 2, 1945. Being the same conveyed to the Mortgagor by deed of the Mortgagee, to be recorded herewith. This is a purchase money mortgage.

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 Mortgage forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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